



STATEMENT OF INFORMATION

238-242 BALLARAT ROAD, HAMILTON, VIC 3300 PREPARED BY ROSI EGERTON, HAMILTON REAL ESTATE, PHONE: 0408 199 794



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



238-242 BALLARAT ROAD, HAMILTON, VICA - 🕒 - 🚓 -





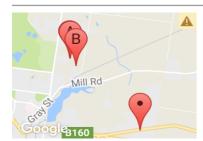
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$135,000

Provided by: Rosi Egerton, Hamilton Real Estate

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (Vacant Land)

\$105,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



49 BELLA VISTA PL, HAMILTON, VIC 3300







Sale Price

\$132,500

Sale Date: 09/09/2016

Distance from Property: 2.8km





\$130,000

Sale Date: 21/04/2017









Distance from Property: 2.5km





BELLA VISTA PL, HAMILTON, VIC 3300







Sale Price

\$145,000

Sale Date: 25/06/2017

Distance from Property: 2.8km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	238-242 BALLARAT ROAD, HAMILTON, VIC 3300
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:	\$135,000	

Median sale price

Median price	\$105,000	House	Unit		Suburb	HAMILTON
Period	01 January 2017 to 31 December 2017			rce		ricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
49 BELLA VISTA PL, HAMILTON, VIC 3300	\$132,500	09/09/2016
16 BELLA VISTA PL, HAMILTON, VIC 3300	\$130,000	21/04/2017
BELLA VISTA PL, HAMILTON, VIC 3300	\$145,000	25/06/2017