



STATEMENT OF INFORMATION

19 MARGARET ROAD, HAMILTON, VIC-3300

PREPARED BY HAMILTON REAL ESTATE, 140 THOMPSON STREET HAMILTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 MARGARET ROAD, HAMILTON, VIC

4 2 6

Indicative Selling Price

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

Single Price: **490,000**

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$215,000

01 July 2016 to 30 June 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.



12 KENT RD, HAMILTON, VIC 3300

4 2 2

Sale Price

\$430,000

Sale Date: 30/03/2016

Distance from Property: 4.7km



6 KERR ST, HAMILTON, VIC 3300

4 2 3

Sale Price

Price Withheld

Sale Date: 07/08/2017

Distance from Property: 3.9km



16 WADE ST, HAMILTON, VIC 3300

4 2 4

Sale Price

\$425,000

Sale Date: 08/09/2016

Distance from Property: 2.6km



This report has been compiled on 15/09/2017 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

19 MARGARET ROAD, HAMILTON, VIC 3300

Indicative selling price

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

Single Price: 490,000

Median sale price

Median price \$215,000

House

Unit

Suburb HAMILTON

Period 01 July 2016 to 30 June 2017

Source

pricfinder

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
12 KENT RD, HAMILTON, VIC 3300	\$430,000	30/03/2016
6 KERR ST, HAMILTON, VIC 3300	Price Withheld	07/08/2017
16 WADE ST, HAMILTON, VIC 3300	\$425,000	08/09/2016