

STATEMENT OF INFORMATION

1 CROSS STREET, HAMILTON, VIC 3300

PREPARED BY HAMILTON REAL ESTATE, 140 THOMPSON STREET HAMILTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 CROSS STREET, HAMILTON, VIC 3300

3 1 6

Indicative Selling Price

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

Single Price: **\$250,000**

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$220,000

01 April 2016 to 31 March 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.



76 MT NAPIER RD, HAMILTON, VIC 3300

3 1 3

Sale Price

\$245,000

Sale Date: 31/10/2016

Distance from Property: 1.8km



2 LEARMONTH ST, HAMILTON, VIC 3300

3 1 1

Sale Price

\$226,000

Sale Date: 19/08/2016

Distance from Property: 815m



18 DAVID ST, HAMILTON, VIC 3300

3 1 2

Sale Price

\$235,000

Sale Date: 28/04/2016

Distance from Property: 1.7km



This report has been compiled on 19/06/2017 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

1 CROSS STREET, HAMILTON, VIC 3300

Indicative selling price

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

Single Price: \$250,000

Median sale price

Median price \$220,000

House

Unit

Suburb HAMILTON

Period 01 April 2016 to 31 March 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
76 MT NAPIER RD, HAMILTON, VIC 3300	\$245,000	31/10/2016
2 LEARMONTH ST, HAMILTON, VIC 3300	\$226,000	19/08/2016
18 DAVID ST, HAMILTON, VIC 3300	\$235,000	28/04/2016