



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 32 Chaucer St, HAMILTON 3300

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Single price \$415,000

### Median sale price

Median **House** for **Hamilton** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

## \$205,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**16 Sedgewick Street,**  
Hamilton 3300

Price **\$335,000** Sold 17 July  
2016

**6 Learmonth Street,**  
Hamilton 3300

Price **\$355,000** Sold 06 July  
2016

**8 Sedgewick Street,**  
Hamilton 3300

Price **\$420,000** Sold 01 July  
2016

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



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