

Hamilton — Real Estate —

140 Thompson Street, Hamilton, VIC, 3300

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 HUNTLY STREET, MACARTHUR, VIC







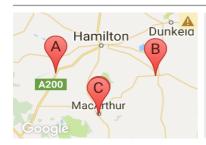
Indicative Selling Price

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

Price Range:

150,000 to 165,000

MEDIAN SALE PRICE



MACARTHUR, VIC, 3286

Suburb Median Sale Price (House)

\$97,000

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.



63 WYNDHAM ST, BRANXHOLME, VIC 3302







Sale Price

Price Withheld

Sale Date: 01/09/2017

Distance from Property: 26km





3422 MACARTHUR-PENSHURST RD,









Sale Price

\$145,000

Sale Date: 27/02/2017

Distance from Property: 29km





12 RUSSELL ST, MACARTHUR, VIC 3286







Sale Price

\$144,000

Sale Date: 27/01/2017

Distance from Property: 516m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address Including suburb and	21 HUNTLY STREET, MACARTHUR, VIC 3286

Indicative selling price

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

Price Range:	150,000 to 165,000
J	,

Median sale price

Median price	\$97,000	House	Unit	Suburb	MACARTHUR
Period	01 July 2016 to 30 June 2017		Source	p	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	Price	Date of sale
63 WYNDHAM ST, BRANXHOLME, VIC 3302	Price Withheld	01/09/2017
3422 MACARTHUR-PENSHURST RD, PENSHURST, VIC 3289	\$145,000	27/02/2017
12 RUSSELL ST, MACARTHUR, VIC 3286	\$144,000	27/01/2017

