



## **STATEMENT OF INFORMATION**

1 KENT MANOR, HAMILTON, VIC 3300

PREPARED BY KERR & CO TOWN & COUNTRY REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 KENT MANOR, HAMILTON, VIC 3300**

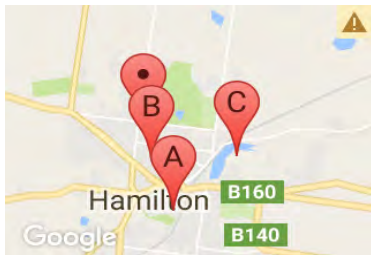
 3  2  2

Indicative Selling Price

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

Price Range: **\$395,000 to \$435,000**

## MEDIAN SALE PRICE



**HAMILTON, VIC, 3300**

Suburb Median Sale Price (House)

**\$218,500**

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.



**10 BOTANIC CRT, HAMILTON, VIC 3300**

 3  2  2

Sale Price

**\$396,000**

Sale Date: 06/11/2016

Distance from Property: 2.5km



**53 MILTON ST, HAMILTON, VIC 3300**

 3  2  2

Sale Price

**\$475,000**

Sale Date: 02/08/2016

Distance from Property: 947m



**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 15/06/2017 by Kerr & Co Town & Country Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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 KENT MANOR, HAMILTON, VIC 3300

### Indicative selling price

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

Price Range: \$395,000 to \$435,000

### Median sale price

Median price

\$218,500

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
10 BOTANIC CRT, HAMILTON, VIC 3300	\$396,000	06/11/2016
53 MILTON ST, HAMILTON, VIC 3300	\$475,000	02/08/2016
16 WADE ST, HAMILTON, VIC 3300	\$425,000	08/09/2016