



STATEMENT OF INFORMATION

197 KING STREET, HAMILTON, VIC 3300

PREPARED BY KERR & CO TOWN & COUNTRY REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



197 KING STREET, HAMILTON, VIC 3300

3 1 2

Indicative Selling Price

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

Price Range: \$158,000 to \$175,000

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.



49 GORDON ST, HAMILTON, VIC 3300

3 1 3

Sale Price

\$168,000

Sale Date: 17/11/2016

Distance from Property: 788m



8 BURNS ST, HAMILTON, VIC 3300

3 1 4

Sale Price

\$155,000

Sale Date: 23/09/2016

Distance from Property: 1.3km



42 BURNS ST, HAMILTON, VIC 3300

3 1 4

Sale Price

\$195,000

Sale Date: 19/12/2016

Distance from Property: 1.2km



This report has been compiled on 01/08/2017 by Kerr & Co Town & Country 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

197 KING STREET, HAMILTON, VIC 3300

Indicative selling price

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Price Range: \$158,000 to \$175,000

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
49 GORDON ST, HAMILTON, VIC 3300	\$168,000	17/11/2016
8 BURNS ST, HAMILTON, VIC 3300	\$155,000	23/09/2016
42 BURNS ST, HAMILTON, VIC 3300	\$195,000	19/12/2016