



STATEMENT OF INFORMATION

8 CLARENCE STREET, HAMILTON, VIC 3300

PREPARED BY KERR & CO TOWN & COUNTRY REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 CLARENCE STREET, HAMILTON, VIC

3 2 1

Indicative Selling Price

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

\$215,000 to \$239,000

SUBURB MEDIAN



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.



45 LAIDLAW ST, HAMILTON, VIC 3300

3 1 3

Sale Price

\$185,000

Sale Date: 10/02/2017

Distance from Property: 2.1km



27 MCARTHUR ST, HAMILTON, VIC 3300

3 1 2

Sale Price

\$227,500

Sale Date: 11/01/2017

Distance from Property: 459m



48 COLLINS ST, HAMILTON, VIC 3300

3 1 1

Sale Price

\$222,500

Sale Date: 09/12/2016

Distance from Property: 859m



This report has been compiled on 06/06/2017 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

8 CLARENCE STREET, HAMILTON, VIC 3300

Indicative selling price

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

Single Price / Range

\$215,000 to \$239,000

Median sale price

Median price

\$218,500

House

Unit

Suburb

HAMILTON

Period

01 April 2016 to 31 March 2017

Source



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
45 LAIDLAW ST, HAMILTON, VIC 3300	\$185,000	10/02/2017
27 MCARTHUR ST, HAMILTON, VIC 3300	\$227,500	11/01/2017
48 COLLINS ST, HAMILTON, VIC 3300	\$222,500	09/12/2016