

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Shanahan Court Hamilton VIC 3300

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$213,500

Property type

House

Suburb

Hamilton

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

2 Roscoe Avenue Hamilton VIC 3300	\$247,000	07-Dec-18
24 Brown Street Hamilton VIC 3300	\$245,000	07-Sep-18
48 Alexandra Parade Hamilton VIC 3300	\$240,000	25-Jun-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 November 2019


2 Roscoe Avenue Hamilton VIC 3300

Sold Price

\$247,000

Sold Date

07-Dec-18
 3
  1
  1

Distance

0.64km

24 Brown Street Hamilton VIC 3300

Sold Price

\$245,000

Sold Date

07-Sep-18
 3
  1
  1

Distance

1.67km

48 Alexandra Parade Hamilton VIC 3300

Sold Price

\$240,000

Sold Date

25-Jun-19
 3
  1
  1

Distance

1.8km

195 King Street Hamilton VIC 3300

Sold Price

Sold Date

11-Oct-18
 3
  1
  2

Distance

2.16km

88 Park Street Hamilton VIC 3300

Sold Price

Sold Date

25-Mar-19
 3
  1
  2

Distance

2.58km

4 Wells Street Hamilton VIC 3300

Sold Price

Sold Date

04-Jun-18
 3
  1
  2

Distance

2.9km

RS = Recent sale

UN = Undisclosed Sale

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**11 Leopold Avenue Hamilton VIC
3300**

3 1 3

Sold Price

\$245,000Sold Date **20-Nov-18**

Distance

2.93km

RS = Recent sale

UN = Undisclosed Sale

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