

## 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

91 RIPPON ROAD HAMILTON VIC 3300
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### Indicative selling price

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

Single Price 

\$465,000
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 or range between 

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 & 

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### Median sale price

(\*Delete house or unit as applicable)

Median Price 

\$377,000
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 Property type 

House
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 Suburb 

Hamilton
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Period-from 

01 Nov 2021
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 to 

31 Oct 2022
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 Source 

Corelogic
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### 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
13 STATION STREET HAMILTON VIC 3300	\$440,000	24-Mar-22
16 KING STREET HAMILTON VIC 3300	\$475,200	29-Nov-21
31 STRACHAN STREET HAMILTON VIC 3300	\$469,000	12-Nov-21

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: 03 November 2022


**13 STATION STREET HAMILTON  
VIC 3300**
 3  2  3

Sold Price

**\$440,000**

Sold Date

**24-Mar-22**

Distance

**1km**

**16 KING STREET HAMILTON VIC  
3300**
 3  2  3

Sold Price

**\$475,200**

Sold Date

**29-Nov-21**

Distance

**3.46km**

**31 STRACHAN STREET HAMILTON  
VIC 3300**
 3  2  2

Sold Price

**\$469,000**

Sold Date

**12-Nov-21**

Distance

**1.32km**

RS = Recent sale

UN = Undisclosed Sale

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