

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 or locality and postcode

Lot 4/31 Leahy Street 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 \$*149,000

or range between \$*

&

\$

Median sale price

Median price \$179,000

Property type Land

Suburb Hamilton

Period - From 01 Dec 2020

to

30 Nov 2021

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

Address of comparable property	Price	Date of sale
8 Goldsmith Street Hamilton Vic 3300	\$149,000	26-Apr-2021
2 Horwitz Street Hamilton Vic 3300	\$135,000	04-May-2020
Pioneer Street Hamilton Vic 3300	\$135,000	27-Apr-2021

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: 3rd December 2021