

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

150-164 SOBEYS ROAD 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$262,500

Property type

Land

Suburb

Hamilton

Period-from

01 May 2022

to

30 Apr 2023

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

52-58 NORTH BOUNDARY ROAD HAMILTON VIC 3300	\$349,000	20-Jan-23
110 HENSLEY PARK ROAD HAMILTON VIC 3300	\$365,000	09-Dec-21
14A MOODIE AVENUE HAMILTON VIC 3300	\$350,000	28-Jun-22

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: 24 May 2023


**52-58 NORTH BOUNDARY ROAD
HAMILTON VIC 3300**
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  -
  -

Sold Price

\$349,000

Sold Date

20-Jan-23

Distance

1.76km

**110 HENSLEY PARK ROAD
HAMILTON VIC 3300**
 -
  -
  -

Sold Price

\$365,000

Sold Date

09-Dec-21

Distance

2.92km

**14A MOODIE AVENUE HAMILTON
VIC 3300**
 -
  -
  -

Sold Price

\$350,000

Sold Date

28-Jun-22

Distance

4.88km

RS = Recent sale

UN = Undisclosed Sale

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