

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 5/116 DIGBY 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 \$*169,000

or range between \$*

&

\$

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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 |
|---|-----------|--------------|
| 174 Leura Lane, Hamilton, Vic 3300 | \$160,000 | 04-Nov-20 |
| 38 Clarendon Street, Hamilton, Vic 3300 | \$155,000 | 12-Jan-21 |
| 19 Kennedy Street, Hamilton, Vic 3300 | \$155,000 | 26-Jul-21 |

This Statement of Information was prepared on: 11 February 2022