

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

342 MILL 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

\$819,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,000

Property type

House

Suburb

Hamilton

Period-from

01 Sep 2023

to

31 Aug 2024

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

18 E GIBBONS ROAD HAMILTON VIC 3300	\$849,000	20-Apr-23
724 TARRINGTON-STRATHKELLAR ROAD TARRINGTON VIC 3301	\$815,000	09-Aug-23
85 NORTH BOUNDARY ROAD HAMILTON VIC 3300	\$830,000	18-Jul-24

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: 04 September 2024



**18 E GIBBONS ROAD HAMILTON
VIC 3300**

3 1 4

Sold Price **\$849,000** Sold Date **20-Apr-23**

Distance **4.01km**



**724 TARRINGTON-STRATHKELLAR
ROAD TARRINGTON VIC 3301**

5 2 5

Sold Price **\$815,000** Sold Date **09-Aug-23**

Distance **4.09km**



**85 NORTH BOUNDARY ROAD
HAMILTON VIC 3300**

4 2 9

Sold Price ^{RS} **\$830,000** Sold Date **18-Jul-24**

Distance **6.63km**

RS = Recent sale

UN = Undisclosed Sale

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