

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 73 Officer Street, Hamilton

Indicative selling price

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

Single price

\$*195,000

or range between

\$*

&

\$

Median sale price

Median price

\$260,000

Property type

Land

Suburb

Hamilton

Period - From

01 Oct 2023

to

30 Sep 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

177 Hamilton Place Hamilton Vic 3300	\$204,000	12-Jan-24
222 Officer Street Hamilton Vic 3300	\$155,000	09-Apr-24
3114 Digby Road Hamilton Vic 3300	\$155,000	04-Jul-23

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: 31 October 2024