

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

41 BREE 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

\$319,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,000

 Property type

House

 Suburb

Hamilton

Period-from

01 Nov 2021

 to

31 Oct 2022

 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
220 KING STREET HAMILTON VIC 3300	\$321,000	10-Jun-22
10 ELVA AVENUE HAMILTON VIC 3300	\$314,500	08-Feb-22
5 ELMORE STREET HAMILTON VIC 3300	\$309,000	08-Jul-21

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: 15 November 2022


**220 KING STREET HAMILTON VIC
3300**

Sold Price

\$321,000

Sold Date

10-Jun-22
 3
  1
  1

Distance

0.09km

**10 ELVA AVENUE HAMILTON VIC
3300**

Sold Price

\$314,500

Sold Date

08-Feb-22
 3
  1
  1

Distance

0.69km

**5 ELMORE STREET HAMILTON VIC
3300**

Sold Price

\$309,000

Sold Date

08-Jul-21
 3
  1
  3

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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