

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

42 KOKODA AVENUE 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

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,000

Property type

House

Suburb

Hamilton

Period-from

01 Jun 2021

to

31 May 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

9 MORONGO AVENUE HAMILTON VIC 3300	\$268,000	30-Jun-21
2 HILLER LANE HAMILTON VIC 3300	\$269,000	26-Apr-21
24 LAIDLAW STREET HAMILTON VIC 3300	\$265,000	25-Oct-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: 14 June 2022



**9 MORONGO AVENUE HAMILTON
VIC 3300**

 3  1  1

Sold Price

\$268,000

Sold Date

30-Jun-21

Distance

0.16km



**2 HILLER LANE HAMILTON VIC
3300**

 3  1  1

Sold Price

\$269,000

Sold Date

26-Apr-21

Distance

0.75km



**24 LAIDLAW STREET HAMILTON
VIC 3300**

 3  1  2

Sold Price

\$265,000

Sold Date

25-Oct-21

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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