

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

166-168 MT BAIMBRIDGE 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

or range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,000

Property type

House

Suburb

Hamilton

Period-from

01 Oct 2021

to

30 Sep 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

132 NORTH BOUNDARY ROAD HAMILTON VIC 3300	\$660,000	07-Jan-22
79 STEPHEN STREET HAMILTON VIC 3300	\$625,000	17-Dec-21
36 MCARTHUR STREET HAMILTON VIC 3300	\$790,000	16-Feb-22

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.~~

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**132 NORTH BOUNDARY ROAD
HAMILTON VIC 3300**

4 2 4

Sold Price **\$660,000** Sold Date **07-Jan-22**

Distance **0.42km**



**79 STEPHEN STREET HAMILTON
VIC 3300**

4 2 4

Sold Price **\$625,000** Sold Date **17-Dec-21**

Distance **0.88km**



**36 MCARTHUR STREET HAMILTON
VIC 3300**

5 2 4

Sold Price **\$790,000** Sold Date **16-Feb-22**

Distance **1.67km**

RS = Recent sale UN = Undisclosed Sale

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