

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

4 Dryden Street 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

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

Property type

House

Suburb

Hamilton

Period-from

01 Nov 2019

to

31 Oct 2020

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

60 Hensley Park Road Hamilton VIC 3300	\$1,120,000	03-Jun-20
243 Hensley Park Road Hamilton VIC 3300	\$970,000	04-Dec-19

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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60 Hensley Park Road Hamilton VIC 3300 Sold Price ^{RS} **\$1,120,000** ^{UN} Sold Date **03-Jun-20**

4 3 2

Distance **2.12km**



243 Hensley Park Road Hamilton VIC 3300 Sold Price **\$970,000** Sold Date **04-Dec-19**

4 3 10

Distance **3.44km**

RS = Recent sale

UN = Undisclosed Sale

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