

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
21 KITCHENER 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 \$410,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$360,000 Property type House Suburb Hamilton
Period-from 01 Oct 2022 to 30 Sep 2023 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
53 ALEXANDRA PARADE HAMILTON VIC 3300	\$410,000	14-May-23
25 KITCHENER STREET HAMILTON VIC 3300	\$390,000	12-Apr-23
63 MACPHERSON STREET HAMILTON VIC 3300	\$380,000	01-Mar-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: 25 October 2023



**53 ALEXANDRA PARADE
HAMILTON VIC 3300**

 4  1  3

Sold Price

\$410,000 Sold Date **14-May-23**

Distance **0.38km**



25 KITCHENER STREET HAMILTON Sold Price
VIC 3300

 3  2  3

\$390,000 Sold Date **12-Apr-23**

Distance **0.03km**



**63 MACPHERSON STREET
HAMILTON VIC 3300**

 3  1  2

Sold Price

\$380,000 Sold Date **01-Mar-23**

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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