

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
6 HILLER LANE 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 \$549,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$360,000 Property type House Suburb Hamilton
Period-from 01 Nov 2022 to 31 Oct 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
62 FYFE STREET HAMILTON VIC 3300	\$505,000	09-May-23
15 DAVID STREET HAMILTON VIC 3300	\$540,000	22-Jun-23
33 FRANCIS STREET HAMILTON VIC 3300	\$536,000	31-Oct-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.

This Statement of Information was prepared on: 08 November 2023



**62 FYFE STREET HAMILTON VIC
3300**

 3  3  2

Sold Price

\$505,000 Sold Date **09-May-23**

Distance **1.32km**



**15 DAVID STREET HAMILTON VIC
3300**

 4  2  4

Sold Price

\$540,000 Sold Date **22-Jun-23**

Distance **3.41km**



**33 FRANCIS STREET HAMILTON
VIC 3300**

 4  2  2

Sold Price

\$536,000 Sold Date **31-Oct-22**

Distance **2.81km**

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

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