

## 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

1 LORD 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	\$799,000	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$360,000	Property type	House	Suburb	Hamilton
Period-from	01 Dec 2022	to	30 Nov 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
231-233 RIPPON ROAD HAMILTON VIC 3300	\$846,500	23-Jan-23
8 SEDGEWICK STREET HAMILTON VIC 3300	\$780,000	28-Apr-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: 01 December 2023



**231-233 RIPPON ROAD HAMILTON** Sold Price  
**VIC 3300**

 5  2  4

**\$846,500** Sold Date **23-Jan-23**

Distance **0.1km**



**8 SEDGEWICK STREET HAMILTON** Sold Price  
**VIC 3300**

 3  3  4

**\$780,000** Sold Date **28-Apr-23**

Distance **1.07km**

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

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