

## 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

11 ROSCOE AVENUE HAMILTON VIC 3300

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$199,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$265,000

Property type

Land

Suburb

Hamilton

Period-from

01 Feb 2023

to

31 Jan 2024

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

85 BALLARAT ROAD HAMILTON VIC 3300	\$207,000	30-Aug-22
29 KOKODA AVENUE HAMILTON VIC 3300	\$185,000	12-May-23
19 DUKE AVENUE HAMILTON VIC 3300	\$210,000	20-Dec-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.~~

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**85 BALLARAT ROAD HAMILTON  
VIC 3300**

2 1 1

Sold Price **\$207,000** Sold Date **30-Aug-22**

Distance **0.5km**



**29 KOKODA AVENUE HAMILTON  
VIC 3300**

3 1 2

Sold Price **\$185,000** Sold Date **12-May-23**

Distance **0.61km**



**19 DUKE AVENUE HAMILTON VIC  
3300**

3 1 2

Sold Price **\$210,000** Sold Date **20-Dec-23**

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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