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

18 GEORGE 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	\$285,000	or range between	&	
Median sale price				

(*Delete house or unit as	applicable)

Median Price	\$375,000	Prope	erty type		House	Suburb	Hamilton
Period-from	01 Mar 2023	to	29 Feb 2	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
140A MOUNT NAPIER ROAD HAMILTON VIC 3300	\$295,000	05-Jul-23
10 MILTON STREET HAMILTON VIC 3300	\$290,000	13-Oct-23
5 MACPHERSON STREET HAMILTON VIC 3300	\$299,000	03-Nov-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.

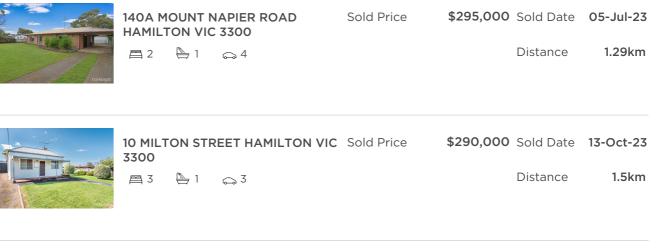
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 ${\sf E} \ \ dion.mcfarlane@elders.com.au$





5 MACPHERSON HAMILTON VIC 3			Sold Price	\$299,000	Sold Date	03-Nov-23	
	圔 2	1	G 1			Distance	1.71km

RS = Recent sale UN = Undisclosed Sale

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