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

3 LEWIS 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	\$535,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$369,000	Property type		House		Suburb	Hamilton
Period-from	01 Aug 2023	to	o 31 Jul 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	
5 MILLER CRESCENT HAMILTON VIC 3300	\$505,000	07-Jun-23	
6 HILLER LANE HAMILTON VIC 3300	\$535,000	06-Dec-23	
8 SCORESBY STREET HAMILTON VIC 3300	\$525,000	04-Jul-24	

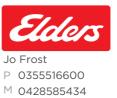
OR

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.

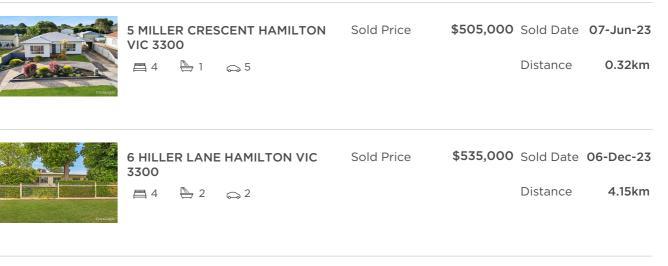
This Statement of Information was prepared on: 15 August 2024



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	8 SCORESBY STREET HAMILTON VIC 3300			Sold Price	^{RS} \$525,000	Sold Date	04-Jul-24
	昌 3	2	⇔ ²			Distance	1.61km

RS = Recent sale UN = Undisclosed Sale

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