

## 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

21 GEORGE STREET 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 \$475,000 or range between &

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$362,500 Property type House Suburb Hamilton  
Period-from 01 Oct 2023 to 30 Sep 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
14 ROSCOE AVENUE HAMILTON VIC 3300	\$452,000	29-Nov-23
58 BALLARAT ROAD HAMILTON VIC 3300	\$425,000	01-Nov-23
10 TATLOCK STREET HAMILTON VIC 3300	\$490,000	26-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.~~

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**14 ROSCOE AVENUE HAMILTON  
VIC 3300**

3 2 1

Sold Price **\$452,000** Sold Date **29-Nov-23**

Distance **0.61km**



**58 BALLARAT ROAD HAMILTON  
VIC 3300**

3 1 1

Sold Price **\$425,000** Sold Date **01-Nov-23**

Distance **0.8km**



**10 TATLOCK STREET HAMILTON  
VIC 3300**

3 2 1

Sold Price <sup>RS</sup> **\$490,000** <sup>UN</sup> Sold Date **26-Jul-24**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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