

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

55 BALLARAT ROAD 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	\$549,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$370,000	Property type	Other	Suburb	Hamilton
Period-from	01 Dec 2023	to	30 Nov 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
331 GRAY STREET HAMILTON VIC 3300	\$551,000	03-May-24
29 ALEXANDRA PARADE HAMILTON VIC 3300	\$560,000	08-Aug-24
9 MILTON STREET HAMILTON VIC 3300	\$579,000	13-Jun-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: 18 December 2024



331 GRAY STREET HAMILTON VIC 3300 Sold Price **\$551,000** Sold Date **03-May-24**

4 2 3

Distance **0.79km**



29 ALEXANDRA PARADE HAMILTON VIC 3300 Sold Price **\$560,000** Sold Date **08-Aug-24**

4 2 3

Distance **1.42km**



9 MILTON STREET HAMILTON VIC 3300 Sold Price **\$579,000** Sold Date **13-Jun-24**

3 2 3

Distance **1.7km**

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

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