# 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

#### 60 MOUNT NAPIER 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	\$445,000	<del>or range</del> <del>between</del>	&	
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$370,000	Property type		House		Suburb	Hamilton
Period-from	01 Feb 2024	to	31 Jan 2	2025	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	
21 GEORGE STREET HAMILTON VIC 3300	\$470,000	22-Oct-24	
11 LORD STREET HAMILTON VIC 3300	\$445,000	05-Sep-23	
45-47 STRACHAN STREET HAMILTON VIC 3300	\$445,000	21-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: 06 February 2025



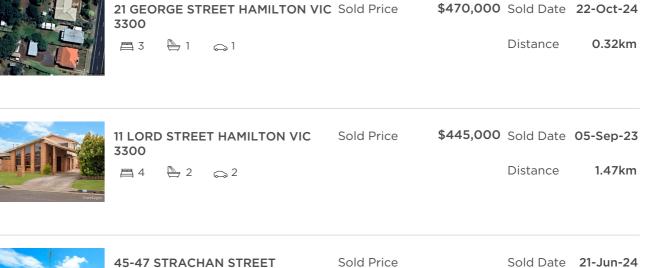
consumer.vic.gov.au



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Distance

1.56km



	45-47 STRACHAN ST HAMILTON VIC 3300			
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RS = Recent sale	UN = Undisclosed Sal
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