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

7 SCHOOL COURT 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	\$695,000	or range between	&	
		- ,		

Median sale price

(*Delete house or unit as applicable)

Median Price	\$380,000	Prope	erty type		House	Suburb	Hamilton
Period-from	01 Mar 2024	to	28 Feb 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
1 KATHERINE COURT HAMILTON VIC 3300	\$635,000	01-Feb-24
189 KENT ROAD HAMILTON VIC 3300	\$650,000	21-Feb-24
28 MCARTHUR STREET HAMILTON VIC 3300	\$649,000	18-Dec-23

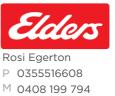
OR

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.

This Statement of Information was prepared on: 07 March 2025



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ļ	1 KATHERINE COURT HAMILTON VIC 3300			Sold Price	\$635,000	Sold Date	01-Feb-24	
	4	2	⇔ 2			Distance	0.44km	



1 10 10	189 KE 3300	NT ROAI	D HAMILTON VIC	Sold Price	\$650,000	Sold Date	21-Feb-24
1		3	⇔ ⁴			Distance	0.57km



28 MCARTHUR STREET HAMILTON VIC 3300			Sold Price	\$649,000	Sold Date	18-Dec-23
酉 4	2	⇔ 4			Distance	1.09km

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

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