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

2/20		OTDEET	HAMILTON		2200
3/30	FOFE	SIKEEI	HAIVIL I UN	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	\$459,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$277,500	Property type		Unit		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
3/83 HAMILTON PLACE HAMILTON VIC 3300	\$425,000	05-Apr-24
15 STEPHEN STREET HAMILTON VIC 3300	\$450,000	25-Jul-24
31 LONSDALE STREET HAMILTON VIC 3300	\$465,000	16-Apr-24

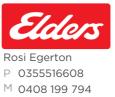
OR

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: 19 March 2025



consumer.vic.gov.au



E rosi.egerton@elders.com.au



	3/83 H/ VIC 330		N PLACE HAMILTON	\$425,000	Sold Date	05-Apr-24	
CareLogic	昌 3	ا الله الله الم	⊜ 1			Distance	0.43km
ß					¢ 450 000		



 15 STEPHEN STREET HAMILTON
 Sold Price
 \$450,000
 Sold Date
 25-Jul-24

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31 LONSDALE STREET HAMILTON VIC 3300			Sold Price	\$465,000	Sold Date	16-Apr-24
₿ 3	2 🚔	\$			Distance	0.54km

RS = Recent sale UN = Undisclosed Sale

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