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

5 MASON 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 | \$549,000 | or range between | | & | |
|--------------|-----------|---|--|---|--|
| n colo prico | | | | | |

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$380,000 Pro | | operty type | | House | Suburb | Hamilton |
|--------------|---------------|----|-------------|-------------|-------|--------|-----------|
| Period-from | 01 Apr 2024 | to | 31 Mar 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 |
|---|-----------|--------------|
| 7 MASON COURT HAMILTON VIC 3300 | \$535,000 | 23-Sep-24 |
| 222 NORTH BOUNDARY ROAD HAMILTON VIC 3300 | \$555,000 | 15-Aug-24 |
| 8 WILLIAM COURT HAMILTON VIC 3300 | \$549,000 | 27-Oct-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.

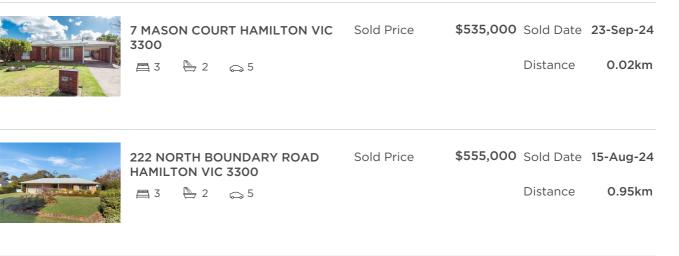
This Statement of Information was prepared on: 03 April 2025



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| | 8 WILLIAM COURT HAMILTON VIC 3300 | | | Sold Price \$549,000 | | Sold Date | 27-Oct-23 |
|--|-----------------------------------|---|----------|-----------------------------|--|-----------|-----------|
| | 圔 4 | 2 | 4 | | | Distance | 1.24km |

RS = Recent sale UN = Undisclosed Sale

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