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

22 FRENCH STREET 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	Property type		House		Suburb	Hamilton	
Period-from	01 May 2024	to	30 Apr 2	025 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	
24 CARMICHAEL STREET HAMILTON VIC 3300	\$645,000	10-Dec-23	
25 GRAY STREET HAMILTON VIC 3300	\$650,000	14-Mar-25	
33 CLARKE STREET HAMILTON VIC 3300	\$660,000	14-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.

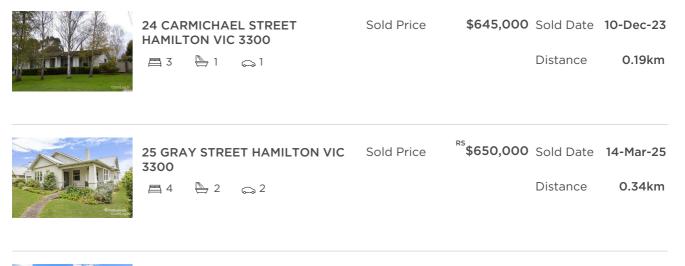
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33 CLAI 3300	RKE STI	REET HAM	IILTON VIC	Sold Price	\$660,000	Sold Date	14-Jun-24
昌 3	2	⊜ 1				Distance	0.47km

RS = Recent sale UN = Undisclosed Sale

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