

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

47 KANNENBERGS 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,500

Property type

House

Suburb

Hamilton

Period-from

01 May 2024

to

30 Apr 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

80 LEURA LANE HAMILTON VIC 3300	\$739,000	03-Apr-25
136B LEURA LANE HAMILTON VIC 3300	\$740,000	14-Oct-24
41 OVAL AVENUE TARRINGTON VIC 3301	\$810,000	19-Feb-25

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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80 LEURA LANE HAMILTON VIC 3300

Sold Price

^{RS} **\$739,000** Sold Date **03-Apr-25**

4 2 4

Distance **4.27km**



136B LEURA LANE HAMILTON VIC 3300

Sold Price

\$740,000 Sold Date **14-Oct-24**

4 2 6

Distance **4.27km**



41 OVAL AVENUE TARRINGTON VIC 3301

Sold Price

\$810,000 Sold Date **19-Feb-25**

4 2 8

Distance **4.36km**

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

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