

## 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

9 ROSCOE AVENUE HAMILTON VIC 3300

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$419,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$391,250

Property type

House

Suburb

Hamilton

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

187 RIPPON ROAD HAMILTON VIC 3300	\$414,000	14-Aug-24
40 MCMILLAN STREET HAMILTON VIC 3300	\$410,000	18-Apr-25
3 CAMERON STREET HAMILTON VIC 3300	\$410,000	08-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.~~

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**187 RIPPON ROAD HAMILTON VIC 3300**

Sold Price

**\$414,000**

Sold Date **14-Aug-24**

3 1 2

Distance **0.1km**



**40 MCMILLAN STREET HAMILTON VIC 3300**

Sold Price

**\$410,000**

Sold Date **18-Apr-25**

3 2 3

Distance **0.17km**



**3 CAMERON STREET HAMILTON VIC 3300**

Sold Price

Sold Date **08-Apr-24**

3 1 3

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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