

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

11 MOODIE AVENUE 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

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,250

Property type

House

Suburb

Hamilton

Period-from

01 Sep 2024

to

31 Aug 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

1 LORD STREET HAMILTON VIC 3300	\$750,000	23-May-25
33 CLARKE STREET HAMILTON VIC 3300	\$660,000	14-Jun-24
104 BREE ROAD HAMILTON VIC 3300	\$660,000	17-Apr-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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Rosi Egerton
P 0355516608
M 0408 199 794
E rosi.egerton@elders.com.au



**1 LORD STREET HAMILTON VIC
3300**

5 2 4

Sold Price **\$750,000** Sold Date **23-May-25**

Distance **0.74km**

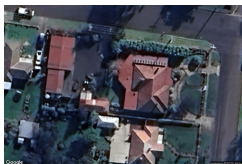


**33 CLARKE STREET HAMILTON VIC
3300**

3 2 1

Sold Price **\$660,000** Sold Date **14-Jun-24**

Distance **2.32km**



**104 BREE ROAD HAMILTON VIC
3300**

3 - -

Sold Price

Sold Date **17-Apr-25**

Distance **2.5km**

RS = Recent sale UN = Undisclosed Sale

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