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

1 CAMERON 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	\$347,000	or range between		&					
Median sale price									
(*Delete house or unit as app	olicable)								

Median Price	\$357,000	Prop	erty type		House	Suburb	Hamilton
Period-from	01 Jul 2021	to	30 Jun 2	022	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
17 FRANCIS STREET HAMILTON VIC 3300	\$320,000	09-Feb-22
22 ANSETT STREET HAMILTON VIC 3300	\$350,000	01-Apr-22
15 ROBERTS STREET HAMILTON VIC 3300	\$320,000	14-Feb-22

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: 09 July 2022



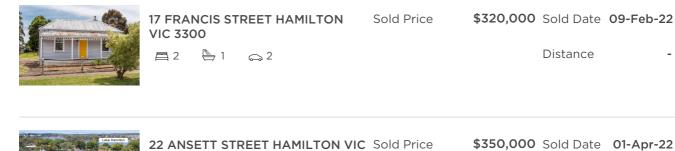
consumer.vic.gov.au



E rosi.egerton@elders.com.au

Distance

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	昌 2	1	⇔ 2		Distance	-	
				+			



15 ROBER VIC 3300		REET HAMILTON	Sold Price	\$320,000	Sold Date	14-Feb-22
🛱 2 🖗	≥ 1	⇔ 1			Distance	-

RS = Recent sale UN = Undisclosed Sale

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