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

113 BREE 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	\$325,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$370,000	Property type		House		Suburb	Hamilton
Period-from	01 Feb 2024	to	31 Jan 2	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		
100 BREE ROAD HAMILTON VIC 3300	\$300,000	13-May-24		
18 CLARENCE STREET HAMILTON VIC 3300	\$300,000	17-Apr-24		
18 COULTER AVENUE HAMILTON VIC 3300	\$310,000	24-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.

This Statement of Information was prepared on: 05 February 2025



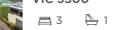
consumer.vic.gov.au



Darren Groves M 0419735228 E darren@grovesre.com



	100 BREE ROAD HAMILTON VIC 3300			Sold Price	\$300,000	Sold Date	13-May-24
L Second	= 3	1	ç ⊋ 2			Distance	0.09km
	18 CLAF		STREET HAMILTON	Sold Price		Sold Date	17-Apr-24



ENCE STREET HAMILTON	Sold Price	Sold Date	17-Apr-24
)		Distance	0.47km
🖹 1 🞧 3		Distance	0.47KIII



28	18 COULTER AVENUE HAMILTON VIC 3300		Sold Price	\$310,000	Sold Date	24-Apr-24	
A STATE AND A	昌 3	1	୍ଦ ⁻			Distance	1.13km

RS = Recent sale UN = Undisclosed Sale

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