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

3 Milton 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	\$379,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$215,000	Property type		House		Suburb	Hamilton
Period-from	01 Jul 2019	to	30 Jun 2020		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	
16 Byron Street Hamilton VIC 3300	\$398,000	22-Mar-19	
127 Lonsdale Street Hamilton VIC 3300	\$430,000	11-Jul-19	
65 Hamilton Place Hamilton VIC 3300	\$445,000	24-Jun-20	

OR

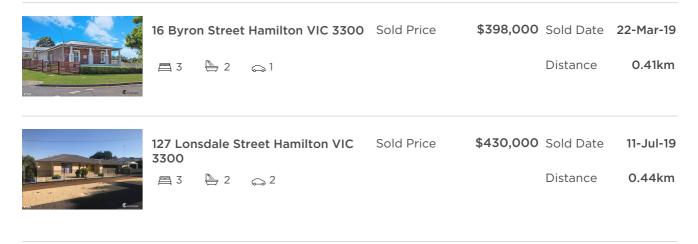
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 July 2020



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65 Hamilton Place Hamilton VIC 3300			Sold Price	^{RS} \$445,000	Sold Date	24-Jun-20
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RS = Recent sale UN = Undisclosed Sale

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