

# 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 or  
locality and postcode

Lot 1 E Gibbons Road, Hamilton VIC 3300

### Indicative selling price

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

Single price \$\*215,000

or range between \$\*

&

\$

### Median sale price

Median price \$107,100

Property type Land

Suburb Hamilton

Period - From 01 May 2019

to

30 Apr 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
1374 Beveridges Road Hamilton VIC 3300	\$210,000	24-Jun-19
2101 Sobeys Road Hamilton VIC 3300	\$220,000	05-Feb-20
395 North Boundary Road Hamilton VIC 3300	\$225,000	30-May-19

**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: April 15<sup>th</sup>, 2020