

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

16 GRACE 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 \$*68,000

or range between \$*

&

\$

Median sale price

Median price \$110,000

Property type LAND

Suburb HAMILTON, VIC

Period - From 01.09.2018

to

31.08.2019

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

1 54 King Street, Hamilton VIC 3300	\$91,000	14.12.2018
2 School Court, Hamilton, VIC 3300	\$95,000	06.03.2019
3 252 North Boundary Road, Hamilton VIC 3300	\$95,000	09.04.2019

This Statement of Information was prepared on: September 5th, 2019