

# 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

2 HORWITZ STREET HAMILTON

### 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 \$\*492,080

or range between \$\*

&

\$

### Median sale price

Median price \$209,000

Property type House

Suburb Hamilton

Period - From 01.12.2018

to

30.11.2019

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

15 Portland Road, Hamilton VIC 3300	\$465,000	01.08.2018
215 Brown Street, Hamilton VIC 3300	\$490,000	08.10.2018
316 Thompson Street, Hamilton VIC 3300	\$460,000	06.08.2018

### 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: 18<sup>th</sup> December, 2019