

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

195-223 BALLARAT 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
227-233 HENSLEY PARK ROAD HAMILTON VIC 3300	\$290,000	11-Apr-22
136-142 LODGE ROAD HAMILTON VIC 3300	\$245,000	30-Jul-21
8-10 CASUARINA COURT HAMILTON VIC 3300	\$250,000	25-Mar-22

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: 03 August 2022


**227-233 HENSLEY PARK ROAD
HAMILTON VIC 3300**
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 Sold Price **\$290,000** Sold Date **11-Apr-22**

 Distance **3.57km**

**136-142 LODGE ROAD HAMILTON
VIC 3300**
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 Sold Price **\$245,000** Sold Date **30-Jul-21**

 Distance **2.91km**

**8-10 CASUARINA COURT
HAMILTON VIC 3300**
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 Sold Price **\$250,000** Sold Date **25-Mar-22**

 Distance **4.41km**

RS = Recent sale

UN = Undisclosed Sale

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