

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

125 LEURA LANE 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$262,500

Property type

Land

Suburb

Hamilton

Period-from

01 Dec 2021

to

30 Nov 2022

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

110 HENSLEY PARK ROAD HAMILTON VIC 3300	\$365,000	09-Dec-21
14A MOODIE AVENUE HAMILTON VIC 3300	\$350,000	28-Jun-22
W SCHULTZ ROAD HAMILTON VIC 3300	\$365,000	02-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: 09 December 2022


**110 HENSLEY PARK ROAD
HAMILTON VIC 3300**
 -  -  -

Sold Price

\$365,000

Sold Date

09-Dec-21

Distance

0.39km

**14A MOODIE AVENUE HAMILTON
VIC 3300**
 -  -  -

Sold Price

\$350,000

Sold Date

28-Jun-22

Distance

2.51km

**W SCHULTZ ROAD HAMILTON VIC
3300**
 -  -  -

Sold Price

\$365,000

Sold Date

02-Mar-22

Distance

3.27km
RS = Recent sale

UN = Undisclosed Sale

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