

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

52-58 NORTH BOUNDARY 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

\$349,000

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
1 HAMILTON-PORT FAIRY ROAD HAMILTON VIC 3300	\$350,000	13-Apr-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: 15 December 2022


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

Sold Price

\$365,000

Sold Date

09-Dec-21

Distance

3.5km

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

Sold Price

\$350,000

Sold Date

28-Jun-22

Distance

4.52km

**1 HAMILTON-PORT FAIRY ROAD
HAMILTON VIC 3300**
 -  -  -

Sold Price

Sold Date

13-Apr-22

Distance

3.36km
RS = Recent sale

UN = Undisclosed Sale

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