

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

71 COLERAINE 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

\$419,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Farm

Suburb

Hamilton

Period-from

01 Sep 2022

to

31 Aug 2023

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

14 MACPHERSON STREET HAMILTON VIC 3300	\$400,000	23-Mar-23
5 ELMORE STREET HAMILTON VIC 3300	\$425,000	03-Aug-23
53 ALEXANDRA PARADE HAMILTON VIC 3300	\$410,000	14-May-23

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: 20 September 2023



**14 MACPHERSON STREET
HAMILTON VIC 3300**

 3  1  5

Sold Price **\$400,000** Sold Date **23-Mar-23**

Distance **0.51km**



**5 ELMORE STREET HAMILTON VIC
3300**

 3  1  3

Sold Price ^{RS} **\$425,000** Sold Date **03-Aug-23**

Distance **0.97km**



**53 ALEXANDRA PARADE
HAMILTON VIC 3300**

 4  1  3

Sold Price **\$410,000** Sold Date **14-May-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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