

## 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

74 MT BAIMBRIDGE ROAD HAMILTON VIC 3300

### 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

\$415,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$370,000

Property type

House

Suburb

Hamilton

Period-from

01 Apr 2023

to

31 Mar 2024

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

29 LEAHY STREET HAMILTON VIC 3300	\$405,000	07-Feb-23
71 COLERAINE ROAD HAMILTON VIC 3300	\$362,500	01-Feb-24
41 BURNS STREET HAMILTON VIC 3300	\$459,000	02-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: 19 April 2024



**29 LEAHY STREET HAMILTON VIC 3300**

Sold Price **\$405,000** Sold Date **07-Feb-23**

3 1 2

Distance **0.32km**



**71 COLERAINE ROAD HAMILTON VIC 3300**

Sold Price <sup>RS</sup> **\$362,500** Sold Date **01-Feb-24**

4 1 4

Distance **0.35km**



**41 BURNS STREET HAMILTON VIC 3300**

Sold Price **\$459,000** Sold Date **02-May-23**

3 1 3

Distance **0.46km**

RS = Recent sale      UN = Undisclosed Sale

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