

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address   
 Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price

(\*Delete house or unit as applicable)

Median price

House

Unit

Suburb or locality

Period - From

to

Source

### Comparable property sales

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
1. 31 Kenny Street, Hamilton VIC 3300	\$193,000	15/01/17
2. 107 Mt. Baimbridge Road, Hamilton VIC 3300	\$185,000	06/12/16
3. 128 Kenny Street, Hamilton VIC 3300	\$174,000	16/01/17