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	40 MCINTYRE STREET 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	$460,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$380,000	Property type	House	Suburb	Hamilton
Period-from	01 Apr 2024	to	31 Mar 2025	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
31 LONSDALE STREET HAMILTON VIC 3300	$465,000	16-Apr-24
341 GRAY STREET HAMILTON VIC 3300	$465,000	19-Nov-24
8 SCORESBY STREET HAMILTON VIC 3300	$525,000	28-Jun-24

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: 28 April 2025

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31 LONSDALE STREET HAMILTON VIC 3300

3 2 8

Sold Price **$465,000** Sold Date **16-Apr-24**

Distance **0.2km**



341 GRAY STREET HAMILTON VIC 3300

3 1 2

Sold Price Sold Date **19-Nov-24**

Distance **1.71km**



8 SCORESBY STREET HAMILTON VIC 3300

3 2 2

Sold Price **$525,000** Sold Date **28-Jun-24**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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