

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

9 ROSCOE AVENUE 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Hamilton

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

2 ROSCOE AVENUE HAMILTON VIC 3300	\$395,000	06-Sep-24
56 FYFE STREET HAMILTON VIC 3300	\$390,000	08-Jul-25
187 RIPPON ROAD HAMILTON VIC 3300	\$414,000	14-Aug-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.~~

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2 ROSCOE AVENUE HAMILTON VIC Sold Price **\$395,000** Sold Date **06-Sep-24**
3300

3 2 2

Distance **0.09km**



56 FYFE STREET HAMILTON VIC Sold Price **\$390,000** Sold Date **08-Jul-25**
3300

3 1 3

Distance **0.71km**



187 RIPPON ROAD HAMILTON VIC Sold Price **\$414,000** Sold Date **14-Aug-24**
3300

3 1 2

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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