## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	19 Valerian Street, Hampton Vic 3188
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000	&	\$2,300,000
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### Median sale price

Median price	\$2,507,500	Pro	perty Type	House		Suburb	Hampton
Period - From	01/10/2024	to	31/12/2024		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	77 Grange Rd SANDRINGHAM 3191	\$2,250,000	02/11/2024
2	140 Thomas St HAMPTON 3188	\$2,270,000	31/08/2024
3	45 Earlsfield Rd HAMPTON 3188	\$2,285,000	28/07/2024

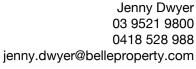
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/01/2025 11:33







**Indicative Selling Price** \$2,200,000 - \$2,300,000 **Median House Price** December quarter 2024: \$2,507,500



Property Type: House Land Size: 626 approx sqm

**Agent Comments** 

# Comparable Properties



77 Grange Rd SANDRINGHAM 3191 (REI)

Price: \$2,250,000 Method: Auction Sale Date: 02/11/2024

Property Type: House (Res)

**Agent Comments** 



140 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

Price: \$2,270,000 Method: Private Sale Date: 31/08/2024 Property Type: House Land Size: 468 sqm approx



45 Earlsfield Rd HAMPTON 3188 (REI/VG)

Price: \$2,285,000

Method: Sold After Auction

Date: 28/07/2024

Property Type: House (Res) Land Size: 766 sqm approx **Agent Comments** 

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



