### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/8-10 Small Street, Hampton Vic 3188

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,400,000		&		\$1,500,000					
Median sale price										
Median price	\$1,637,500	Pro	operty Type	Том	nhouse		Suburb	Hampton		
Period - From	21/01/2024	to	20/01/2025		So	ource	Property	/ Data		

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	5B Heath St SANDRINGHAM 3191	\$1,400,000	30/11/2024
2	657a Hampton St BRIGHTON 3186	\$1,480,000	06/09/2024
3	219b South Rd BRIGHTON EAST 3187	\$1,495,000	23/08/2024

OR

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

This Statement of Information was prepared on:

21/01/2025 14:20



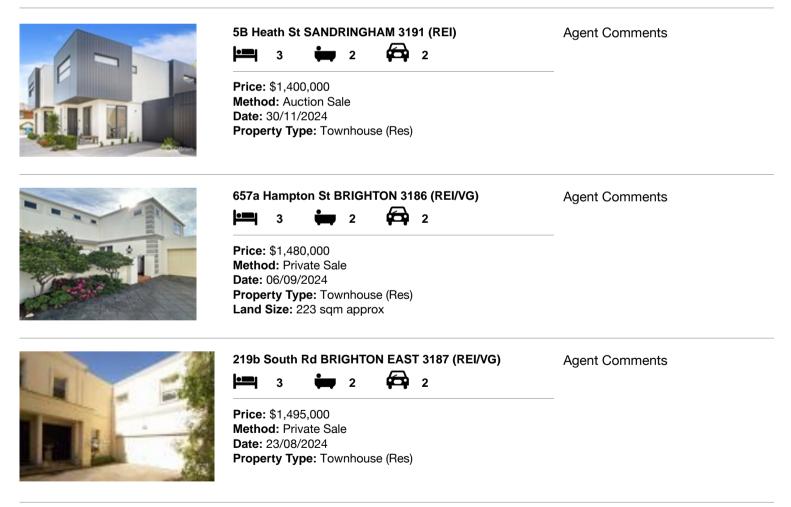
# buxton





Rooms: 6 Property Type: Townhouse (Res) Land Size: 126 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median Townhouse Price 21/01/2024 - 20/01/2025: \$1,637,500

## **Comparable Properties**



#### Account - Buxton | P: 03 9598 8222



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