

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 Including suburb and postcode 65 Ludstone Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,375,000 & \$1,475,000

Median sale price

Median price \$1,507,500 Property Type Townhouse Suburb Hampton

Period - From 28/08/2022 to 27/08/2023 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	Price	Date of sale
1	27 Avelin St HAMPTON 3188	\$1,475,000	26/08/2023
2	21 Gillies St HAMPTON 3188	\$1,437,000	20/05/2023
3	2/64 Sargood St HAMPTON 3188	\$1,385,000	25/03/2023

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.~~

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Indicative Selling Price

\$1,375,000 - \$1,475,000

Median Townhouse Price

28/08/2022 - 27/08/2023: \$1,507,500



3 2 1

Property Type: House

Agent Comments

Comparable Properties



27 Avelin St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,475,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 401 sqm approx



21 Gillies St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 2

Price: \$1,437,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 300 sqm approx



2/64 Sargood St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,385,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Townhouse (Res)

Land Size: 484 sqm approx

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