### 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

12 Banks Avenue, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,750,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$2,550,000	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	19 Wales St HAMPTON 3188	\$1,781,000	31/08/2024
2	6 Garden St HAMPTON 3188	\$1,851,000	17/08/2024
3	6 Field St HAMPTON 3188	\$1,735,000	13/06/2024

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:

23/09/2024 15:08



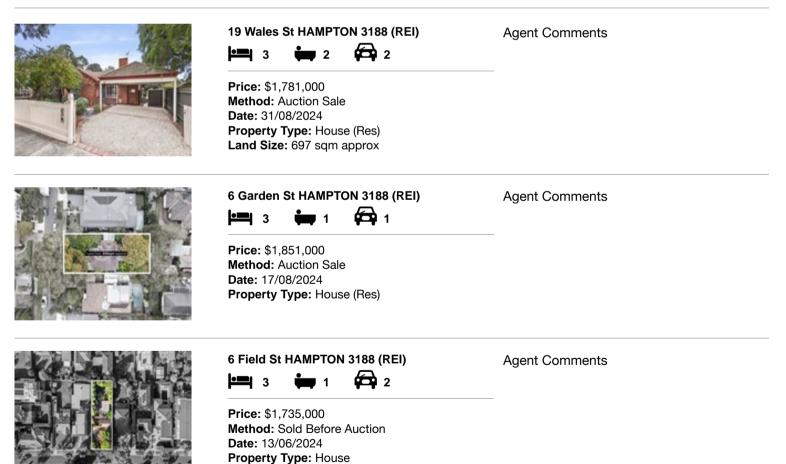
# HODGES





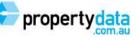
Property Type: House Land Size: 701 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,900,000 Median House Price June quarter 2024: \$2,550,000

## **Comparable Properties**



Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





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Land Size: 711 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.