

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

1 Thorburn Street, Hampton Vic 3188

Indicative selling price

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

Single price \$2,395,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Hampton

Period - From 30/09/2022

to 29/09/2023

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	34 Victoria St SANDRINGHAM 3191	\$2,365,000	26/07/2023
2	10 Ludstone St HAMPTON 3188	\$2,355,000	02/09/2023
3			

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:

30/09/2023 15:36



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,395,000

Median House Price

30/09/2022 - 29/09/2023: \$2,300,000

Comparable Properties



34 Victoria St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$2,365,000

Method: Private Sale

Date: 26/07/2023

Property Type: House (Res)



10 Ludstone St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,355,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 697 sqm approx

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.

Account - Marshall White | P: 03 9822 9999