

## 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

1A POOLE AVENUE HAMPTON VIC 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,800,000

&

\$1,880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$902,500

Property type

Unit

Suburb

Hampton

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

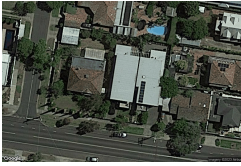
Date of sale

| Address of comparable property       | Price       | Date of sale |
|--------------------------------------|-------------|--------------|
| 113 LUDSTONE STREET HAMPTON VIC 3188 | \$1,870,000 | 17-Jan-23    |
|                                      |             |              |
|                                      |             |              |

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 6 months.

This Statement of Information was prepared on: 11 June 2023



**113 LUDSTONE STREET HAMPTON  
VIC 3188**

Sold Price

**\$1,870,000**

Sold Date

**17-Jan-23**



4



3



2

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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