Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

36 May Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,200,00	0 &	\$2,350,000
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Median sale price

Median price	\$2,495,000	Pro	perty Type	House		Suburb	Hampton
Period - From	01/01/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	65 Thomas St HAMPTON 3188	\$2,310,000	01/03/2025
2	51 Mills St HAMPTON 3188	\$2,300,000	26/02/2025
3	8a Myrtle Rd HAMPTON 3188	\$2,300,000	13/11/2024

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:	25/03/2025 10:42













Property Type: House **Land Size:** 357 sqm approx

Agent Comments

Indicative Selling Price \$2,200,000 - \$2,350,000 Median House Price

Year ending December 2024: \$2,495,000

Comparable Properties



65 Thomas St HAMPTON 3188 (REI)





a 1

Price: \$2,310,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (

Property Type: House (Res) **Land Size:** 591 sqm approx

Agent Comments



51 Mills St HAMPTON 3188 (REI)







3 2

Agent Comments

Price: \$2,300,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: House (Res)



8a Myrtle Rd HAMPTON 3188 (REI)

4





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Agent Comments

Price: \$2,300,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: House (Res) **Land Size:** 400 sqm approx

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597





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