

## 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

25 IMBROS STREET 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

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Hampton

Period-from

01 Jan 2023

to

31 Dec 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

65 LUDSTONE STREET HAMPTON VIC 3188	\$1,730,000	23-Sep-23
38 BAIRD STREET BRIGHTON EAST VIC 3187	\$1,747,000	14-Nov-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: 17 January 2024

**65 LUDSTONE STREET HAMPTON  
VIC 3188**

3 2 -

Sold Price

**\$1,730,000**

Sold Date

**23-Sep-23**

Distance

**0.19km****38 BAIRD STREET BRIGHTON EAST  
VIC 3187**

2 2 1

Sold Price

**\$1,747,000**

Sold Date

**14-Nov-23**

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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