

# 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

13 The 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)

Range between \$3,300,000 & \$3,500,000

### Median sale price

Median price \$2,550,000 Property Type House Suburb Hampton

Period - From 01/04/2024 to 30/06/2024 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.~~

	Address of comparable property	Price	Date of sale
1	22 Margarita St HAMPTON 3188	\$3,600,000	15/09/2024
2	9 Villeroy St HAMPTON 3188	\$3,355,000	14/09/2024
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:

24/09/2024 17:40

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**Indicative Selling Price**

\$3,300,000 - \$3,500,000

**Median House Price**

June quarter 2024: \$2,550,000



 4  3  2

**Property Type:** House

**Land Size:** 665 sqm approx

Agent Comments

## Comparable Properties

**22 Margarita St HAMPTON 3188 (REI)**

Agent Comments

 4  2  2

665 sqm

**Price:** \$3,600,000

**Method:**

**Date:** 15/09/2024

**Property Type:** House



**9 Villeroy St HAMPTON 3188 (REI)**

Agent Comments

 5  3  2

**Price:** \$3,355,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Land Size:** 716 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.

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