## 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

122 Ludstone Street, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,850,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$2,541,500	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	103 Marriage Rd BRIGHTON EAST 3187	\$1,940,000	29/05/2024
2	6 Harston St SANDRINGHAM 3191	\$1,915,000	23/03/2024
3	50 Earlsfield Rd HAMPTON 3188	\$1,900,000	02/03/2024

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.

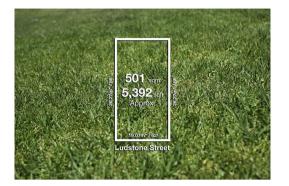
This Statement of Information was prepared on:

07/06/2024 12:04





Nick Renna

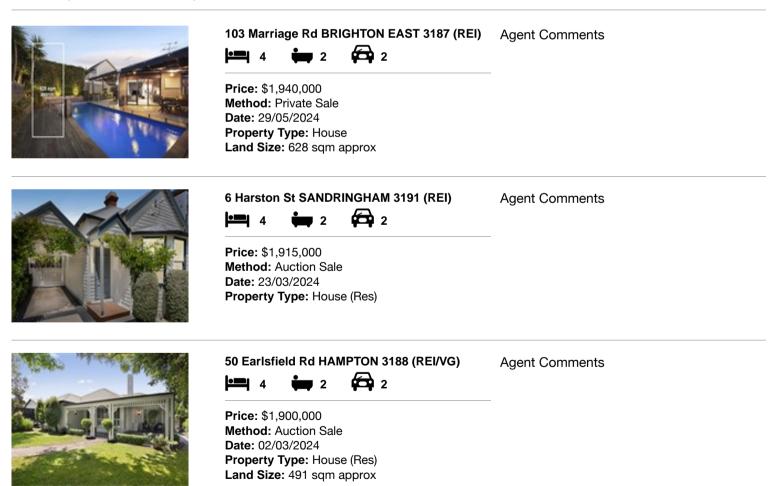




**Property Type:** House (Res) Agent Comments 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price March quarter 2024: \$2,541,500

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9194 1200



propertydata will do

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