

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

10B CAROLYN STREET HAMPTON VIC 3188

Indicative selling price

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

Single Price

\$2,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$943,500

Property type

Unit

Suburb

Hampton

Period-from

01 Oct 2023

to

30 Sep 2024

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

2 ROYDON STREET HAMPTON EAST VIC 3188	\$2,250,000	16-May-24
94A LUDSTONE STREET HAMPTON VIC 3188	\$2,225,000	24-Aug-24
43 GROUT STREET HAMPTON VIC 3188	\$2,400,000	01-Jun-24

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: 09 October 2024

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**2 ROYDON STREET HAMPTON
EAST VIC 3188**

Sold Price ^{RS} **\$2,250,000** Sold Date **16-May-24**

 4  3  1

Distance **0.56km**



**94A LUDSTONE STREET HAMPTON
VIC 3188**

Sold Price ^{RS} **\$2,225,000** ^{UN} Sold Date **24-Aug-24**

 4  3  2

Distance **0.96km**



**43 GROUT STREET HAMPTON VIC
3188**

Sold Price **\$2,400,000** Sold Date **01-Jun-24**

 4  2  2

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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