

# 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

24 Prince 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)

Range between \$1,800,000 & \$1,950,000

### Median sale price

Median price \$2,470,000 Property Type House Suburb Hampton

Period - From 01/10/2023 to 31/12/2023 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	14 Francis St SANDRINGHAM 3191	\$2,150,000	04/12/2023
2	60 Shasta Av BRIGHTON EAST 3187	\$2,030,000	24/02/2024
3	19 Sargood St HAMPTON 3188	\$2,012,000	18/11/2023

**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:

27/02/2024 12:53



**Property Type:**  
**Land Size:** 650 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,950,000  
**Median House Price**  
 December quarter 2023: \$2,470,000

## Comparable Properties



**14 Francis St SANDRINGHAM 3191 (REI/VG)** Agent Comments



**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 04/12/2023  
**Property Type:** House  
**Land Size:** 650 sqm approx



**60 Shasta Av BRIGHTON EAST 3187 (REI)** Agent Comments



**Price:** \$2,030,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx



**19 Sargood St HAMPTON 3188 (REI)** Agent Comments



**Price:** \$2,012,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx

**Account - Hodges** | P: 03 9598 1111 | F: 03 9598 5598