# 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

1a Edinburgh Street, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot/	ting		
Range betweer	\$1,150,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$985,000	Pro	operty Type	Unit			Suburb	Hampton
Period - From	01/04/2024	to	30/06/2024		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 sixmonths 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	1/128 Ludstone St HAMPTON 3188	\$1,150,000	07/09/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

11/09/2024 18:43





Todd Dixon 0448 881 434 tdixon@buxton.com.au





**Property Type:** House Agent Comments

Indicative Selling Price \$1,150,000 - \$1,200,000 Median Unit Price June guarter 2024: \$985,000

Agent Comments

# **Comparable Properties**



1/128 Ludstone St HAMPTON 3188 (REI)



Price: \$1,150,000 Method: Auction Sale Date: 07/09/2024 Property Type: Townhouse (Res) Land Size: 390 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.

#### Account - Buxton | P: 03 9563 9933

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