

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

40 Kendall Street, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,660,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Hampton

Period - From 01/01/2023 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	54 Thomas St HAMPTON 3188	\$1,745,000	23/03/2024
2	1/57 Teddington Rd HAMPTON 3188	\$1,725,000	06/02/2024
3	25 Imbros St HAMPTON 3188	\$1,600,000	16/02/2024

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:

08/04/2024 16:26



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,660,000

Median House Price

Year ending December 2023: \$2,450,000

Comparable Properties



54 Thomas St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,745,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 372 sqm approx



1/57 Teddington Rd HAMPTON 3188 (REI)

Agent Comments

3 3 2

Price: \$1,725,000

Method: Sold Before Auction

Date: 06/02/2024

Property Type: House (Res)

Land Size: 334 sqm approx



25 Imbros St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,600,000

Method: Private Sale

Date: 16/02/2024

Property Type: House

Land Size: 307 sqm approx

Account - Marshall White | P: 03 9822 9999