

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

12 Poole Avenue, Hampton Vic 3188

Indicative selling price

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

Range between \$2,100,000

&

\$2,250,000

Median sale price

Median price \$2,297,500

Property Type House

Suburb Hampton

Period - From 01/07/2024

to 30/09/2024

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 | 5 Passchendaele St HAMPTON 3188 | \$2,140,000 | 29/09/2024 |
| 2 | 122 Ludstone St HAMPTON 3188 | \$2,150,000 | 21/09/2024 |
| 3 | 71 Service St HAMPTON 3188 | \$2,110,000 | 07/09/2024 |

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:

30/10/2024 11:05

Jenny Dwyer
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Indicative Selling Price

\$2,100,000 - \$2,250,000

Median House Price

September quarter 2024: \$2,297,500



4 2 2+

Property Type: House (Res)

Land Size: 626 sqm approx

Agent Comments

Comparable Properties



5 Passchendaele St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$2,140,000

Method: Private Sale

Date: 29/09/2024

Property Type: House (Res)

Land Size: 605 sqm approx



122 Ludstone St HAMPTON 3188 (REI)

Agent Comments

4 2 4

Price: \$2,150,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 501 sqm approx



71 Service St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$2,110,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 470 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840