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

110b Ludstone Street, Hampton Vic 3188

Indicative selling price

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

Single price $1,990,000

Median sale price

| Median price | $1,656,900 | Property Type | Townhouse | Suburb | Hampton |

| Period - From | 05/10/2023 | to | 04/10/2024 | 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	122 Ludstone St HAMPTON 3188	$2,150,000	21/09/2024
2	94a Ludstone St HAMPTON 3188	$2,225,000	24/08/2024
3	8a Barnett St HAMPTON 3188	$1,952,000	10/08/2024

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: 05/10/2024 17:36

CONSUMER AFFAIRS VICTORIA

🛏 **4**   🛁 **3**   🚗 **2**

Rooms: 9
Property Type: House (Res)
Land Size: 399 sqm approx

Agent Comments

Indicative Selling Price
$1,990,000
Median Townhouse Price
05/10/2023 - 04/10/2024: $1,656,900

Comparable Properties

122 Ludstone St HAMPTON 3188 (REI)

🛏 **4**   🛁 **2**   🚗 **4**

Price: $2,150,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 501 sqm approx

Agent Comments

94a Ludstone St HAMPTON 3188 (REI)

🛏 **4**   🛁 **3**   🚗 **2**

Price: $2,225,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)

Agent Comments

8a Barnett St HAMPTON 3188 (REI)

🛏 **3**   🛁 **2**   🚗 **2**

Price: $1,952,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Agent Comments