Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 65 Thomas Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,507,500	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/10/2024	to	31/12/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	10 Station St SANDRINGHAM 3191	\$2,150,000	16/11/2024
2	140 Thomas St HAMPTON 3188	\$2,270,000	31/08/2024
3	176 Thomas St HAMPTON 3188	\$2,022,000	03/08/2024

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.

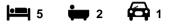
This Statement of Information was prepared on:

03/02/2025 20:23



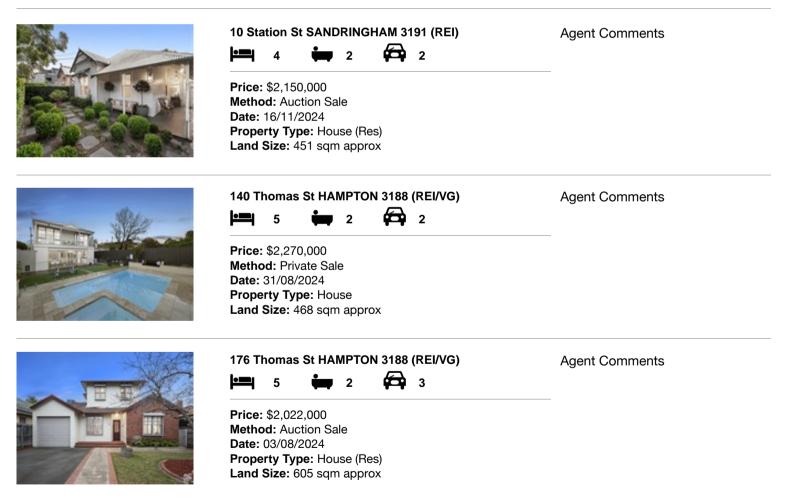






Rooms: 11 Property Type: House Land Size: 592 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price December quarter 2024: \$2,507,500

Comparable Properties



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



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