

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

1/128 Ludstone Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$934,750

Property Type

Unit

Suburb

Hampton

Period - From

01/07/2023

to

30/06/2024

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	5/33-35 Linacre Rd HAMPTON 3188	\$1,040,000	07/08/2024
2	2/32 Thomas St HAMPTON 3188	\$1,210,000	11/05/2024
3	19b Warland Rd HAMPTON EAST 3188	\$1,025,000	23/03/2024

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:

23/08/2024 09:47



3
 2
 4

Property Type: Townhouse
 (Single)
Land Size: 390 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Unit Price
 Year ending June 2024: \$934,750

Comparable Properties



5/33-35 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

3
 1
 2

Price: \$1,040,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: Unit



2/32 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,210,000
Method: Sold Before Auction
Date: 11/05/2024
Property Type: Unit



19b Warland Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,025,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 280 sqm approx

Account - Jellis Craig | P: 03 9194 1200