

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

154 Ludstone Street, Hampton Vic 3188

Indicative selling price

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

Single price \$2,495,000

Median sale price

Median price \$2,000,000

Property Type House

Suburb Hampton

Period - From 01/07/2019

to 30/09/2019

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	59 Orlando St HAMPTON 3188	\$2,600,000	16/06/2019
2	37 David St HAMPTON 3188	\$2,560,000	15/08/2019
3	18 Bridge St HAMPTON 3188	\$2,470,000	10/08/2019

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:

04/12/2019 09:35



 5  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,495,000

Median House Price

September quarter 2019: \$2,000,000

Comparable Properties



59 Orlando St HAMPTON 3188 (VG)

Agent Comments

 4  -  -

Price: \$2,600,000

Method: Sale

Date: 16/06/2019

Property Type: House (Res)

Land Size: 465 sqm approx



37 David St HAMPTON 3188 (REI)

Agent Comments

 4  3  2

Price: \$2,560,000

Method: Private Sale

Date: 15/08/2019

Property Type: House (Res)

Land Size: 722 sqm approx



18 Bridge St HAMPTON 3188 (REI)

Agent Comments

 4  3  2

Price: \$2,470,000

Method: Auction Sale

Date: 10/08/2019

Property Type: House (Res)

Land Size: 550 sqm approx