

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

1/26 LUDSTONE STREET HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Hampton

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

2/20 MYRTLE ROAD HAMPTON VIC 3188	\$1,200,000	09-Nov-23
2/51 HIGHETT ROAD HAMPTON VIC 3188	\$1,220,000	18-Aug-23
28 JAMES CRESCENT HAMPTON VIC 3188	\$1,240,000	28-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 23 January 2024



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**2/20 MYRTLE ROAD HAMPTON
VIC 3188**

3 2 2

Sold Price **\$1,200,000** Sold Date **09-Nov-23**

Distance **1.09km**

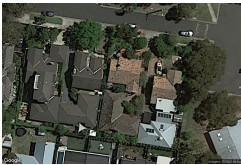


**2/51 HIGHETT ROAD HAMPTON
VIC 3188**

3 2 -

Sold Price **\$1,220,000** Sold Date **18-Aug-23**

Distance **1.59km**



**28 JAMES CRESCENT HAMPTON
VIC 3188**

3 1 2

Sold Price **\$1,240,000** Sold Date **28-Oct-23**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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