# 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

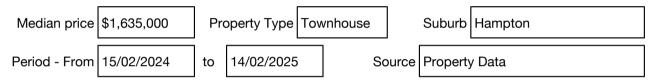
22a Raynes Park Road, Hampton Vic 3188

### Indicative selling price

	consumer.vic.gov.a	

Single price \$1,550,000

#### Median sale price



### 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	2/19 Minnie St SANDRINGHAM 3191	\$1,655,000	18/12/2024
2	34 Codrington St SANDRINGHAM 3191	\$1,738,000	29/10/2024
3	40B Earlsfield Rd HAMPTON 3188	\$1,713,000	07/12/2024

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:

15/02/2025 15:49

