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

9 Austin Road, Hampton VIC 3188

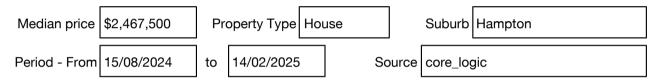
Indicative selling price

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

Single price

\$1,725,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 4A Field Street Hampton VIC 3188 | \$1,605,000 | 22/10/2024 |
| 16A Victory Street Sandringham VIC 3191 | \$1,720,000 | 10/10/2024 |
| 2B Carolyn Street Hampton VIC 3188 | \$1,668,800 | 17/08/2024 |

This Statement of Information was prepared on:

15/02/2025

