# 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

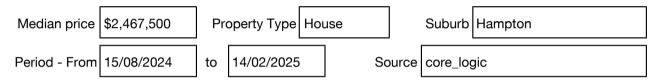
#### Indicative selling price

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

