### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9 Lorraine Court, Hampton Vic 3188

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$3,800,000		&		\$4,000,0	00		
Median sale price								
Median price	\$2,507,500	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	43 Dendy St BRIGHTON 3186	\$3,965,000	22/02/2025
2	1 Grenville St HAMPTON 3188	\$3,750,000	26/10/2024
3	12 Vista Rd HAMPTON 3188	\$3,800,000	29/09/2024

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:

07/03/2025 10:40



# shelter.

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Property Type: House

Agent Comments

Indicative Selling Price \$3,800,000 - \$4,000,000 Median House Price December quarter 2024: \$2,507,500

Experience the exclusivity of cul-de-sac living in this stunning 5 bedroom plus study, 3 bathroom poolside entertainer, perfectly positioned in the prestigious Brighton Beach precinct.

## **Comparable Properties**

43 Dendy St BRIGHTON 3186 (REI) 4  3  2 Price: \$3,965,000 Method: Auction Sale Date: 22/02/2025 Property Type: House (Res) Land Size: 688 sqm approx	Agent Comments
1 Grenville St HAMPTON 3188 (REI/VG)         Image: State of the	Agent Comments
12 Vista Rd HAMPTON 3188 (REI/VG) 5 3 2 Price: \$3,800,000 Method: Private Sale Date: 29/09/2024 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments

#### Account - Shelter Real Estate | P: 03 9889 3990



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