## 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

41a Avondale Street, Hampton Vic 3188

#### Indicative selling price

| For the meaning   | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting |        |         |  |
|-------------------|-------------------|------|--------------|-------|------------|------|--------|---------|--|
| Range betwee      | \$1,700,000       |      | &            |       | \$1,850,0  | 00   |        |         |  |
| Median sale price |                   |      |              |       |            |      |        |         |  |
| Median price      | \$2,475,000       | Pro  | operty Type  | Hou   | se         |      | Suburb | Hampton |  |
| Period - From     | 01/10/2023        | to   | 30/09/2024   |       | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price       | Date of sale |
|----|------------------------------|-------------|--------------|
| 1  | 5b Kendall St HAMPTON 3188   | \$1,800,000 | 31/08/2024   |
| 2  | 2a Charles St HAMPTON 3188   | \$1,870,000 | 09/06/2024   |
| 3  |                              |             |              |

OR

**B**<sup>\*</sup> 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:

17/10/2024 11:50







**Property Type:** House **Land Size:** 332 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price Year ending September 2024: \$2,475,000

# **Comparable Properties**



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.

Account - Marshall White | P: 03 9822 9999





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