

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 consumer.vic.gov.au/underquoting

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$2,475,000 Property Type House Suburb Hampton

Period - From 01/10/2023 to 30/09/2024 Source 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.~~

	Address 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
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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: 17/10/2024 11:50



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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



5b Kendall St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,800,000
Method: Private Sale
Date: 31/08/2024
Property Type: Townhouse (Single)



2a Charles St HAMPTON 3188 (REI/VG)

Agent Comments

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Price: \$1,870,000
Method: Private Sale
Date: 09/06/2024
Property Type: Townhouse (Single)
Land Size: 230 sqm approx

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