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^{*} 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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