

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

8 James Crescent, Hampton, Vic, 3188

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,450,000 & \$2,695,000

## Median sale price

Median price \$2,150,000 Property type House Suburb Hampton

Period - From 01/04/2023 to 30/06/2023 Source REIV

## Comparable property sales

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
22 Sunlight Cr BRIGHTON EAST 3187	\$2,675,000	26/08/2023
5 Bronte Ct HAMPTON 3188	\$2,580,000	07/08/2023
8 Field St HAMPTON 3188	\$2,464,000	05/08/2023

This Statement of Information was prepared on: 27/09/2023