## 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

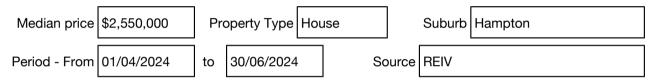
4 Little Field Street, Hampton Vic 3188

## Indicative selling price

For the meaning of this price see cons	sumer.vic.gov.au/underquoting
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Single price \$2,300,000

### Median sale price



## 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.

Address of comparable property		Price	Date of sale
1	43 Grout St HAMPTON 3188	\$2,400,000	01/06/2024
2	132a Linacre Rd HAMPTON 3188	\$2,825,000	04/05/2024
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:

23/09/2024 13:44









**Property Type:** House (Res) Agent Comments pbond@hodges.com.au Indicative Selling Price \$2,300,000

Paul Bond 9598 1111 0419 519 311

Median House Price June quarter 2024: \$2,550,000

# **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 - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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