

# 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

7-9 Bateman Street, Hampton Vic 3188

### Indicative selling price

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

Single price \$4,400,000

### 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	43 Lucas St BRIGHTON EAST 3187	\$3,910,000	31/08/2024
2			
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:

16/12/2024 09:35



 4  3  4

**Property Type:** House (Res)  
**Land Size:** 1368 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,400,000  
**Median House Price**  
Year ending September 2024: \$2,475,000

## Comparable Properties



**43 Lucas St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

 6  3  2

**Price:** \$3,910,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** House (Res)  
**Land Size:** 924 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.