

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

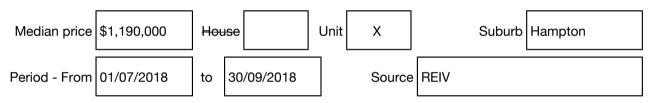
94 Ludstone Street, Hampton Vic 3188 and ode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

 Range between
 \$1,900,000
 &
 \$2,050,000

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 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	33a Bateman St HAMPTON 3188	\$1,990,000	07/09/2018
2	4a Burwah Av BRIGHTON EAST 3187	\$1,980,000	09/05/2018
3	37a Retreat Rd HAMPTON 3188	\$1,950,000	30/06/2018

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 148.578 sqm approx Agent Comments

Indicative Selling Price \$1,900,000 - \$2,050,000 **Median Unit Price** September quarter 2018: \$1,190,000

Comparable Properties



33a Bateman St HAMPTON 3188 (REI/VG)



Price: \$1,990,000 Method: Sold Before Auction Date: 07/09/2018 Rooms: 6 Property Type: Townhouse (Res)

Agent Comments

Agent Comments



Price: \$1,980,000 Method: Sale Date: 09/05/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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37a Retreat Rd HAMPTON 3188 (REI/VG)



Agent Comments

Price: \$1,950,000 Method: Auction Sale Date: 30/06/2018 Rooms: 7 Property Type: Townhouse (Res) Land Size: 389 sqm approx

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