

# 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

1 Thorburn 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)

Range between \$2,200,000 & \$2,420,000

### Median sale price

Median price \$2,210,000 Property Type House Suburb Hampton

Period - From 01/07/2022 to 30/06/2023 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	34 Victoria St SANDRINGHAM 3191	\$2,365,000	26/07/2023
2	10 Ludstone St HAMPTON 3188	\$2,355,000	02/09/2023
3	12 Carr St BRIGHTON EAST 3187	\$2,065,000	29/05/2023

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:

06/09/2023 17:57



4 2 2

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 644 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,200,000 - \$2,420,000

**Median House Price**

Year ending June 2023: \$2,210,000

## Comparable Properties



34 Victoria St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

**Price:** \$2,365,000

**Method:** Private Sale

**Date:** 26/07/2023

**Property Type:** House (Res)



10 Ludstone St HAMPTON 3188 (REI)

Agent Comments

4 2 2

**Price:** \$2,355,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



12 Carr St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

**Price:** \$2,065,000

**Method:** Sold Before Auction

**Date:** 29/05/2023

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

Account - Marshall White | P: 03 9822 9999