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	5 Poole Avenue, Hampton Vic 3188

Indicative selling price

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

Range between $2,200,000 & $2,300,000

Median sale price

Median price $2,491,000 Property Type House Suburb Hampton

Period - From 28/08/2023 to 27/08/2024 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	108 Willis St HAMPTON 3188	$2,310,000	08/08/2024
2	45 Earlsfield Rd HAMPTON 3188	$2,285,000	28/07/2024
3	41 Vincent St SANDRINGHAM 3191	$2,355,000	29/03/2024

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: 28/08/2024 14:40

5 Poole Avenue, Hampton Vic 3188



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 583 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,300,000
Median House Price
28/08/2023 - 27/08/2024: $2,491,000

Comparable Properties



108 Willis St HAMPTON 3188 (REI)

4 2 2

Price: $2,310,000
Method: Sold Before Auction
Date: 08/08/2024
Property Type: House (Res)

Agent Comments



45 Earlsfield Rd HAMPTON 3188 (REI)

4 2 1

Price: $2,285,000
Method: Sold After Auction
Date: 28/07/2024
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



41 Vincent St SANDRINGHAM 3191 (REI/VG)

3 2 2

Price: $2,355,000
Method: Private Sale
Date: 29/03/2024
Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

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