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	1A BARTLETT STREET HAMPTON EAST VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,629,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,505,000	Property type	House	Suburb	Hampton East
Period-from	01 Feb 2023	to	31 Jan 2024	Source	Corelogic

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 6 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
28 FLOWERDALE ROAD HAMPTON EAST VIC 3188	1630000	08-Sep-23
183 LUDSTONE STREET HAMPTON VIC 3188	1640000	04-Feb-24
4 GARY AVENUE HAMPTON EAST VIC 3188	1600000	25-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 24 February 2024

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28 FLOWERDALE ROAD HAMPTON EAST VIC 3188

4 2 3

Sold Price **1630000** Sold Date **08-Sep-23**

Distance **0.62km**



183 LUDSTONE STREET HAMPTON VIC 3188

3 2 2

Sold Price RS **1640000** Sold Date **04-Feb-24**

Distance **0.79km**



4 GARY AVENUE HAMPTON EAST VIC 3188

4 2 2

Sold Price **1600000** Sold Date **25-Oct-23**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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