

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

108B Thomas Street, Hampton, VIC 3188

Indicative selling price

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

Single price

\$1,890,000

or range between

&

Median sale price

Median price

\$2,445,000

Property type

House

Suburb

HAMPTON

Period - From

31/07/2023

to

30/07/2024

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	45b Duncan Street Sandringham Vic 3191	\$1,930,000	2024-03-12
2	2a Teddington Road Hampton Vic 3188	\$1,910,000	2024-02-10
3	70 Highett Road Hampton Vic 3188	\$1,980,000	2024-06-24

This Statement of Information was prepared on:

31/07/2024