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	110b Ludstone Street, Hampton Vic 3188

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $2,500,000 Property Type House Suburb Hampton

Period - From 21/11/2023 to 20/11/2024 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.

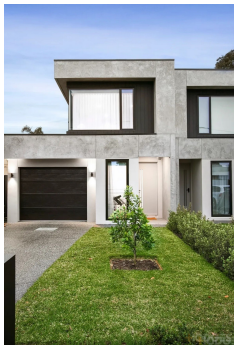
	Address of comparable property	Price	Date of sale
1	10b Poole Av HAMPTON 3188	$1,960,000	18/09/2024
2	8a Barnett St HAMPTON 3188	$1,952,000	10/08/2024
3	70b Highett Rd HAMPTON 3188	$1,980,000	24/06/2024

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: 21/11/2024 09:46

110b Ludstone Street, Hampton Vic 3188



4 3 2

Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
21/11/2023 - 20/11/2024: $2,500,000

Comparable Properties

10b Poole Av HAMPTON 3188 (REI)

4 3 2

Price: $1,960,000
Method: Sold Before Auction
Date: 18/09/2024
Property Type: Townhouse (Res)

Agent Comments



8a Barnett St HAMPTON 3188 (REI)

3 2 2

Price: $1,952,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Agent Comments



70b Highett Rd HAMPTON 3188 (REI/VG)

4 3 3

Price: $1,980,000
Method: Private Sale
Date: 24/06/2024
Property Type: Townhouse (Single)
Land Size: 324 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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