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	10b Poole Avenue, Hampton, VIC 3188

Indicative selling price

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

Single price		or range between	$1,850,000	&	$1,950,000

Median sale price

Median price	$2,445,000	Property type	House	Suburb	HAMPTON
Period - From	22/07/2023	to	21/07/2024	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	45b Duncan Street Sandringham Vic 3191	$1,930,000	2024-03-12
2	70 Highett Road Hampton Vic 3188	$1,980,000	2024-06-24
3	46A Duncan St, Sandringham Vic 3191	$1,845,000	2024-02-23

This Statement of Information was prepared on: 22/07/2024

CONSUMER AFFAIRS VICTORIA