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	1 Lonsdale Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,437,500 Property Type House Suburb Hampton East

Period - From 01/07/2023 to 30/06/2024 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	35a Keith St HAMPTON EAST 3188	$1,122,000	07/09/2024
2	1/128 Ludstone St HAMPTON 3188	$1,150,000	07/09/2024
3	5a Dane Rd HAMPTON EAST 3188	$1,125,000	25/06/2024

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: 30/09/2024 15:21

1 Lonsdale Avenue, Hampton East Vic 3188



2 1 2

Rooms: 4
Property Type: House
Land Size: 345 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2024: $1,437,500

Comparable Properties



35a Keith St HAMPTON EAST 3188 (REI)

3 1 2

Price: $1,122,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments



1/128 Ludstone St HAMPTON 3188 (REI)

3 2 4

Price: $1,150,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Townhouse (Res)
Land Size: 390 sqm approx

Agent Comments



5a Dane Rd HAMPTON EAST 3188 (REI/VG)

3 2 2

Price: $1,125,000
Method: Private Sale
Date: 25/06/2024
Property Type: House (Res)
Land Size: 293 sqm approx

Agent Comments

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

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