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	8a Myrtle Road, Hampton Vic 3188

Indicative selling price

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

Range between $2,100,000 & $2,280,000

Median sale price

Median price $2,530,000 Property Type House Suburb Hampton

Period - From 24/10/2023 to 23/10/2024 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	94a Ludstone St HAMPTON 3188	$2,225,000	24/08/2024
2	24 Orlando St HAMPTON 3188	$2,150,000	02/08/2024
3			

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: 24/10/2024 11:14

8a Myrtle Road, Hampton Vic 3188

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Property Type: House (Res)
Land Size: 395 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,280,000
Median House Price
24/10/2023 - 23/10/2024: $2,530,000

Comparable Properties



94a Ludstone St HAMPTON 3188 (REI)

4 3 2

Price: $2,225,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)

Agent Comments



24 Orlando St HAMPTON 3188 (VG)

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Price: $2,150,000
Method: Sale
Date: 02/08/2024
Property Type: House (Res)
Land Size: 323 sqm approx

Agent Comments

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.

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