#### 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	12B Smith Street, Hampton Vic 3188
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,100,000 & \$2,300,00
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#### Median sale price

Median price	\$1,635,000	Pro	perty Type To	ownhouse		Suburb	Hampton
Period - From	19/11/2023	to	18/11/2024	s	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	12A Smith St HAMPTON 3188	\$2,355,000	09/11/2024
2	58 Sargood St HAMPTON 3188	\$2,190,000	30/10/2024
3	94a Ludstone St HAMPTON 3188	\$2,225,000	24/08/2024

#### 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:	19/11/2024 13:39









**Indicative Selling Price** \$2,100,000 - \$2,300,000 **Median Townhouse Price** 19/11/2023 - 18/11/2024: \$1,635,000

### Comparable Properties

12A Smith St HAMPTON 3188 (REI)

Price: \$2,355,000

Method:

Date: 09/11/2024

Property Type: Townhouse (Single)

**Agent Comments** 



58 Sargood St HAMPTON 3188 (REI)

Price: \$2,190,000 Method: Private Sale Date: 30/10/2024

Agent Comments

94a Ludstone St HAMPTON 3188 (REI/VG)



Property Type: Townhouse (Single) Land Size: 474 sqm approx

Price: \$2,225,000 Method: Auction Sale Date: 24/08/2024

Property Type: Townhouse (Res) Land Size: 394 sqm approx

**Agent Comments** 

Account - Buxton | P: 03 9598 8222





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