

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

12B Smith Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,635,000

Property Type Townhouse

Suburb Hampton

Period - From 19/11/2023

to

18/11/2024

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	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



Property Type:
Agent Comments

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)

Agent Comments



Price: \$2,355,000
Method:
Date: 09/11/2024
Property Type: Townhouse (Single)



58 Sargood St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,190,000
Method: Private Sale
Date: 30/10/2024
Property Type: Townhouse (Single)
Land Size: 474 sqm approx



94a Ludstone St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,225,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)
Land Size: 394 sqm approx

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