# 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<br>Including suburb and postcode | 24 Daff Avenue, Hampton East VIC 3188 |

## Indicative selling price

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

Single price $1,695,000

## Median sale price

Median price $1,377,000 Property Type House Suburb Hampton East

Period - From 01/09/2024 to 28/02/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 4 Locinda Street Highett VIC 3190 | $1,730,000 | 16/11/2024 |
| 120 Wickham Road Hampton East VIC 3188 | $1,725,500 | 26/10/2024 |
| | | |

This Statement of Information was prepared on: 01/03/2025