

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	104 Ludstone Street, Hampton Vic 3188
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Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$2,120,000	House	X	Unit		Suburb	Hampton
Period - From	01/07/2018	to	30/09/2018	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	58 Ludstone St HAMPTON 3188	\$2,325,000	19/10/2018
2	38 Raynes Park Rd HAMPTON 3188	\$2,240,000	06/11/2018
3	8 Sargood St HAMPTON 3188	\$1,945,000	23/10/2018

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.



4 3 2

Rooms: 8
Property Type: House (Res)
Land Size: 790.621 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
September quarter 2018: \$2,120,000

Comparable Properties



58 Ludstone St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,325,000
Method: Sold Before Auction
Date: 19/10/2018
Rooms: -
Property Type: House (Res)



38 Raynes Park Rd HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,240,000
Method: Private Sale
Date: 06/11/2018
Rooms: -
Property Type: House
Land Size: 804 sqm approx



8 Sargood St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$1,945,000
Method: Private Sale
Date: 23/10/2018
Rooms: -
Property Type: House
Land Size: 640 sqm approx