

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 94a Ludstone Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,718,000 Property Type House Suburb Hampton

Period - From 01/04/2019 to 30/06/2019 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	82 Thomas St HAMPTON 3188	\$1,820,000	11/05/2019
2	80a Teddington Rd HAMPTON 3188	\$1,750,000	23/03/2019
3	36b Billson St BRIGHTON EAST 3187	\$1,700,000	15/06/2019

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: 16/09/2019 13:21



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Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
June quarter 2019: \$1,718,000

Comparable Properties



82 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 1

Price: \$1,820,000
Method: Private Sale
Date: 11/05/2019
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 357 sqm approx



80a Teddington Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$1,750,000
Method: Private Sale
Date: 23/03/2019
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 385 sqm approx



36b Billson St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 1

Price: \$1,700,000
Method: Auction Sale
Date: 15/06/2019
Property Type: Townhouse (Res)
Land Size: 348 sqm approx