

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,830,000 & \$1,895,000

### 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	1/16 Yuille St BRIGHTON 3186	\$1,890,000	31/05/2019
2	82 Thomas St HAMPTON 3188	\$1,820,000	11/05/2019
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: 04/10/2019 15:28



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**Property Type:**  
**Land Size:** 394 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,830,000 - \$1,895,000  
**Median House Price**  
June quarter 2019: \$1,718,000

## Comparable Properties



1/16 Yuille St BRIGHTON 3186 (REI)

Agent Comments

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**Price:** \$1,890,000  
**Method:** Private Sale  
**Date:** 31/05/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 391 sqm approx



82 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

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



36b Billson St BRIGHTON EAST 3187 (REI/VG) Agent Comments

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