# 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

34 Smith Street, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$2,507,500	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	17 Cummins Rd BRIGHTON EAST 3187	\$1,800,000	05/12/2024
2	4 Locinda St HIGHETT 3190	\$1,730,000	16/11/2024
3	120 Wickham Rd HAMPTON EAST 3188	\$1,725,500	26/10/2024

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:

21/01/2025 11:01





Agil Saibo



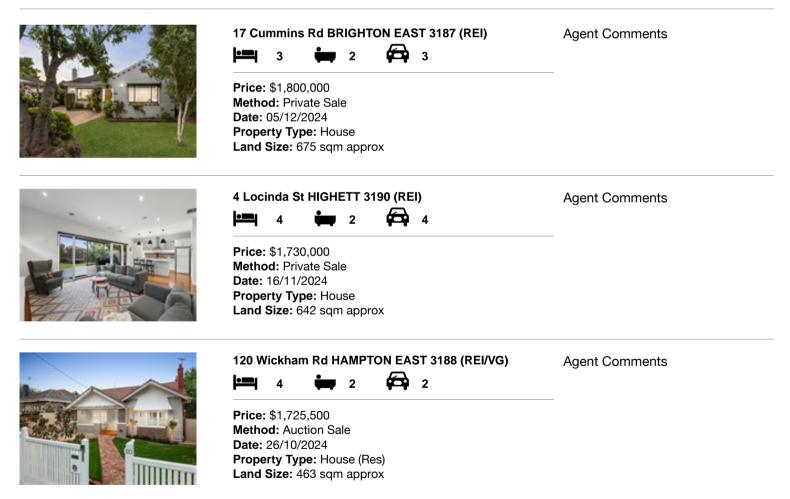


**Property Type:** House Agent Comments

9194 1200 0434 148 809 aqilsaibo@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price December quarter 2024: \$2,507,500

# **Comparable Properties**



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