

# 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

1a Poole Avenue, 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,475,000 Property Type House Suburb Hampton

Period - From 01/10/2023 to 30/09/2024 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	94a Ludstone St HAMPTON 3188	\$2,225,000	24/08/2024
2	60 Apex Av HAMPTON EAST 3188	\$2,200,000	10/08/2024
3	108 Willis St HAMPTON 3188	\$2,310,000	08/08/2024

**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: 17/10/2024 17:27



**Property Type:** Strata  
Unit/Townhouse - Conjoined  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
Year ending September 2024: \$2,475,000

## Comparable Properties



**94a Ludstone St HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$2,225,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** Townhouse (Res)



**60 Apex Av HAMPTON EAST 3188 (REI)**

**Agent Comments**



**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 10/08/2024  
**Property Type:** House



**108 Willis St HAMPTON 3188 (REI/VG)**

**Agent Comments**



**Price:** \$2,310,000  
**Method:** Sold Before Auction  
**Date:** 08/08/2024  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx

**Account - Gem Realty**