

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

134 Ludstone Street, Hampton Vic 3188

Indicative selling price

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

Single price

\$3,050,000

Median sale price

Median price

\$3,120,000

Property Type

House

Suburb

Hampton

Period - From

01/07/2021

to

30/09/2021

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	108 Linacre Rd HAMPTON 3188	\$3,000,000	16/07/2021
2	16 Lansdown St HAMPTON 3188	\$3,000,000	15/05/2021
3	156 Ludstone St HAMPTON 3188	\$2,820,000	10/05/2021

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:

10/11/2021 10:48

134 Ludstone Street, Hampton Vic 3188

NICK JOHNSTONE
your personal agent

Shelley Orfanellis

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0419 312 831

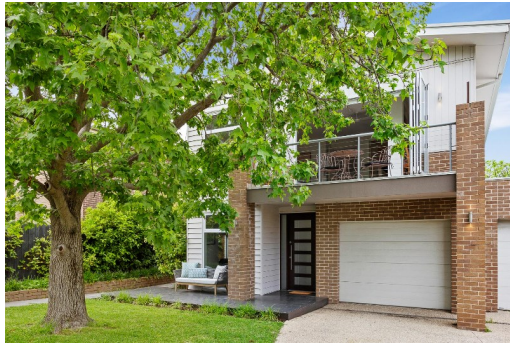
shelley@nickjohnstone.com.au

Indicative Selling Price

\$3,050,000

Median House Price

September quarter 2021: \$3,120,000



4-5 3 2

Property Type: House (Res)

Agent Comments

Comparable Properties



108 Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$3,000,000

Method: Private Sale

Date: 16/07/2021

Property Type: House

Land Size: 697 sqm approx



16 Lansdown St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$3,000,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 696 sqm approx



156 Ludstone St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$2,820,000

Method: Private Sale

Date: 10/05/2021

Property Type: House

Land Size: 765 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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