

## 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

Luxury new townhouse 4-bedrooms, 4- bathrooms, 384sqm of land  
and 34sq home HAMPTON VIC 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,940,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,392,500

Property type

House

Suburb

Hampton

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

36 SERVICE STREET HAMPTON VIC 3188	\$2,750,000	17-Mar-24
125 LINACRE ROAD HAMPTON VIC 3188	\$2,700,000	18-Feb-23
2 BACKHAUS STREET HAMPTON VIC 3188	\$2,961,000	15-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 20 March 2024



**36 SERVICE STREET HAMPTON VIC 3188**

<sup>RS</sup>
**\$2,750,000**

Sold Date **17-Mar-24**

 4  3  2

Distance **1.38km**


**125 LINACRE ROAD HAMPTON VIC 3188**

**\$2,700,000**

Sold Date **18-Feb-23**

 4  3  2

Distance **0.98km**


**2 BACKHAUS STREET HAMPTON VIC 3188**

Sold Price

**\$2,961,000**

Sold Date **15-Dec-23**

 4  3  2

Distance **1.96km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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