### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	7 Edinburgh Street, Hampton Vic 3188
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,200,000	&	\$2,400,000
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#### Median sale price

Median price	\$2,500,000	Pro	perty Type	House		Suburb	Hampton
Period - From	06/01/2024	to	05/01/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	143 Ludstone St HAMPTON 3188	\$2,450,000	13/12/2024
2	21 Ivy St HAMPTON 3188	\$2,480,000	07/12/2024
3	22 Grange Rd SANDRINGHAM 3191	\$2,435,000	13/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/01/2025 12:40









**Indicative Selling Price** \$2,200,000 - \$2,400,000 **Median House Price** 06/01/2024 - 05/01/2025: \$2,500,000

# Comparable Properties



143 Ludstone St HAMPTON 3188 (REI)

**Agent Comments** 

Price: \$2,450,000 Method: Private Sale Date: 13/12/2024 Property Type: House

Land Size: 951 sqm approx

21 Ivy St HAMPTON 3188 (REI)

Agent Comments

Price: \$2,480,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 758 sqm approx



22 Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments

Price: \$2,435,000 Method: Private Sale Date: 13/11/2024

Property Type: House

Account - 11 North | P: 1300 353 836





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