

# 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

5 Smith Street, 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 \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,579,000 Property Type House Suburb Hampton

Period - From 01/04/2021 to 31/03/2022 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	5 Twisden Rd BENTLEIGH 3204	\$2,610,000	11/02/2022
2	48 Ludstone St HAMPTON 3188	\$2,575,000	16/03/2022
3	1 Parklands Cr BRIGHTON EAST 3187	\$2,500,000	26/02/2022

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:

16/06/2022 13:40

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**Indicative Selling Price**

\$2,400,000 - \$2,600,000

**Median House Price**

Year ending March 2022: \$2,579,000



3 1 2

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 580 sqm approx

Agent Comments

## Comparable Properties



**5 Twisden Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

4 2 3

**Price:** \$2,610,000

**Method:** Sold Before Auction

**Date:** 11/02/2022

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**48 Ludstone St HAMPTON 3188 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,575,000

**Method:** Private Sale

**Date:** 16/03/2022

**Property Type:** House (Res)

**Land Size:** 622 sqm approx



**1 Parklands Cr BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$2,500,000

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** House (Res)

**Land Size:** 655 sqm approx