



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 8 James Crescent, Hampton, Vic, 3188

Indicative selling price

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

Single price \$2,695,000

or range between

&

Median sale price

Median price \$2,464,000

Property
type

House

Suburb

Hampton

Period - From July 23

to Sept 23

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. 20 Amiens St HAMPTON 3188	\$2,490,000	26/08/2023
2. 72b Earlsfield Rd Hampton 3188	\$2,690,000	13/10/2023
3. 5 Bronte Ct HAMPTON 3188	\$2,580,000	07/08/2023

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: 14/11/2023

Agent

DocuSigned by:
K. L. T. R.
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Vendor

Vendor

14/11/2023

Date

14-11-2023

Date

Date