

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

10a Kinross Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Hampton East

Period - From 16/10/2023 to 15/10/2024 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	35a Keith St HAMPTON EAST 3188	\$1,122,000	07/09/2024
2	1/128 Ludstone St HAMPTON 3188	\$1,150,000	07/09/2024
3	5a Dane Rd HAMPTON EAST 3188	\$1,125,000	25/06/2024

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: 16/10/2024 13:51



3
 2
 2+

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

16/10/2023 - 15/10/2024: \$1,300,000

Comparable Properties



35a Keith St HAMPTON EAST 3188 (REI)

Agent Comments

3
 1
 2

Price: \$1,122,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)



1/128 Ludstone St HAMPTON 3188 (REI)

Agent Comments

3
 2
 4

Price: \$1,150,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Townhouse (Res)

Land Size: 390 sqm approx



5a Dane Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,125,000

Method: Private Sale

Date: 25/06/2024

Property Type: House (Res)

Land Size: 293 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216