# 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

1/32B Charming Street, Hampton East Vic 3188

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,300,000		&		\$1,425,0	00		
Median sale price								
Median price	\$1,402,500	Pro	operty Type	Hou	se		Suburb	Hampton East
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/23 Grandview Gr MOORABBIN 3189	\$1,430,000	25/10/2024
2	1/10 Vincent St BRIGHTON EAST 3187	\$1,327,000	23/12/2024
3	1/105A Wickham Rd HAMPTON EAST 3188	\$1,325,000	02/10/2024

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:

10/02/2025 14:14









**Property Type:** Agent Comments Indicative Selling Price \$1,300,000 - \$1,425,000 Median House Price Year ending December 2024: \$1,402,500

# **Comparable Properties**

2/23 Grandview Gr MOORABBIN 3189 (REI) 4 3 2 Price: \$1,430,000 Method: Date: 25/10/2024 Property Type: Townhouse (Single)	Agent Comments
1/10 Vincent St BRIGHTON EAST 3187 (REI)   3 2 2   Price: \$1,327,000   Method: Private Sale   Date: 23/12/2024   Property Type: Townhouse (Single)	Agent Comments
1/105A Wickham Rd HAMPTON EAST 3188 (REI/VG)   4 2 2   Price: \$1,325,000   Method: Private Sale   Date: 02/10/2024   Property Type: Townhouse (Res)	Agent Comments

#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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