

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 between \$1,300,000 & \$1,425,000

Median sale price

Median price \$1,402,500 Property Type House Suburb Hampton East

Period - From 01/01/2024 to 31/12/2024 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 | 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)

Agent Comments



Price: \$1,430,000
Method:
Date: 25/10/2024
Property Type: Townhouse (Single)



1/10 Vincent St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,327,000
Method: Private Sale
Date: 23/12/2024
Property Type: Townhouse (Single)



1/105A Wickham Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,325,000
Method: Private Sale
Date: 02/10/2024
Property Type: Townhouse (Res)

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