Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| 5a Kingston Street, Hampton Vic 3188 |
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| |

Indicative selling price

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

| Range between \$2,250,0 | 00 & | \$2,350,000 |
|-------------------------|------|-------------|
|-------------------------|------|-------------|

Median sale price

| Median price | \$1,740,000 | Pro | perty Type T | ownhouse | | Suburb | Hampton |
|---------------|-------------|-----|--------------|----------|--------|----------|---------|
| Period - From | 14/04/2024 | to | 13/04/2025 | 9 | Source | Property | / Data |

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| 1 | 5b Kingston St HAMPTON 3188 | \$2,350,000 | 20/03/2025 |
|---|-----------------------------|-------------|------------|
| 2 | 12b Smith St HAMPTON 3188 | \$2,200,000 | 16/02/2025 |
| 3 | | | |

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: | 14/04/2025 11:36 |
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|--|------------------|



Date of sale



Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,250,000 - \$2,350,000 Median Townhouse Price 14/04/2024 - 13/04/2025: \$1,740,000





Agent Comments

Comparable Properties



5b Kingston St HAMPTON 3188 (REI)

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Price: \$2,350,000 **Method:** Auction Sale **Date:** 20/03/2025

Property Type: Townhouse (Res)

Agent Comments



12b Smith St HAMPTON 3188 (REI)

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Agent Comments

Price: \$2,200,000 **Method:** Private Sale **Date:** 16/02/2025

Property Type: Townhouse (Single) **Land Size:** 319 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200





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