

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 176 Thomas Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$2,541,500 Property Type House Suburb Hampton

Period - From 01/01/2024 to 31/03/2024 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	27 Keith St HAMPTON EAST 3188	\$1,821,000	30/05/2024
2	46A Duncan St SANDRINGHAM 3191	\$1,845,000	16/02/2024
3	24 Tweed St HIGHETT 3190	\$1,810,000	05/04/2024

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: 03/07/2024 15:55



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
March quarter 2024: \$2,541,500

Comparable Properties

27 Keith St HAMPTON EAST 3188 (REI)

Agent Comments

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Price: \$1,821,000
Method:
Date: 30/05/2024
Property Type: House

46A Duncan St SANDRINGHAM 3191 (REI)

Agent Comments

- - -

Price: \$1,845,000
Method:
Date: 16/02/2024
Property Type: House



24 Tweed St HIGHETT 3190 (REI/VG)

Agent Comments

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Price: \$1,810,000
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 673 sqm approx

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