

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 18 Valerian Street, Hampton, VIC 3188

Indicative selling price

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

Single price [] or range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$2,425,000 Property type House Suburb HAMPTON

Period - From 10/02/2023 to 09/02/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 1 Swyer Street Hampton Vic 3188	\$1,610,000	2023-09-02
2 103 Ludstone Street Hampton Vic 3188	\$1,475,000	2023-09-19
3 14 Wales Street Hampton Vic 3188	\$1,606,000	2023-10-14

This Statement of Information was prepared on: 10/02/2024

