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

3 Kendall Street, Hampton Vic 3188

Indicative selling price

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

Range between | $1,950,000 | & | $2,145,000

Median sale price

| Median price | $2,440,000 | Property Type | House | Suburb | Hampton |

| Period - From | 01/04/2023 | 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	46 David St HAMPTON 3188	$2,135,000	09/02/2024
2	100 Linacre Rd HAMPTON 3188	$2,052,000	09/12/2023
3	15 Earlsfield Rd HAMPTON 3188	$2,050,000	15/05/2024

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: | 04/06/2024 17:57

3 Kendall Street, Hampton Vic 3188

🛏 4   🛁 2   🚗 2

Property Type: House
Land Size: 607 sqm approx

Agent Comments

Comparable Properties

46 David St HAMPTON 3188 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $2,135,000
Method: Private Sale
Date: 09/02/2024
Property Type: House

Agent Comments

100 Linacre Rd HAMPTON 3188 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $2,052,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments

15 Earlsfield Rd HAMPTON 3188 (REI)

🛏 4   🛁 3   🚗 2

Price: $2,050,000
Method: Sold Before Auction
Date: 15/05/2024
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Account - Jellis Craig