# 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

307/18 Koolkuna Lane, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$680,000		&		\$730,000			
Median sale p	rice							
Median price	\$950,000	Pro	operty Type	Unit			Suburb	Hampton
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9/16 Small St HAMPTON 3188	\$741,000	24/03/2025
2	204/431 Hampton St HAMPTON 3188	\$650,000	02/03/2025
3	201/33 Crisp St HAMPTON 3188	\$760,000	24/12/2024

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:

29/05/2025 16:02





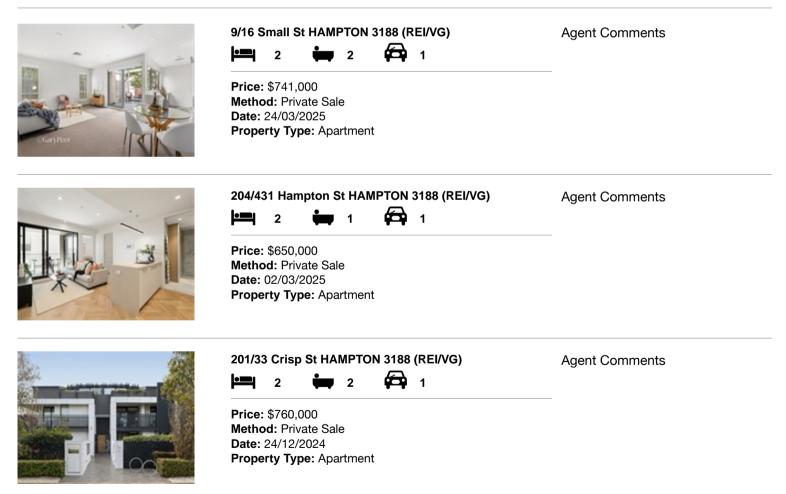




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$680,000 - \$730,000 Median Unit Price Year ending March 2025: \$950,000

# **Comparable Properties**



Account - Buxton | P: 03 9598 8222



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