Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
ress and 38 Imbros St	38 Imbros Street, Hampton, VIC 3188					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
price	or range l	between \$2,300,000)	&	\$2,500,000
ce						
,400,000	Property type	House	House		b HAMPTON	
04/2023 to 1	0/04/2024	Source	core_logic			
Comparable property sales						
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.						
Address of comparable property				Р	rice	Date of sale
	This Statement o	f Informati	on was prepar	red on:	11/04/2024	
r : : : : : : : : : : : : : : : : : : :	g price his price see consum rice 400,000 04/2023 to 1 operty sales agent's representative of the property for	and ode g price his price see consumer.vic.gov.au/ur rice or range in apperty sales agent's representative reasonably be sof the property rable property agenty agenty	and ode 38 Imbros Street, Hampton, VIC 31 g price his price see consumer.vic.gov.au/underquotivation or range between ce 400,000 Property type House 04/2023 to 10/04/2024 Source operty sales agent's representative reasonably believes the softhe property for sale in the last six montherable property	g price his price see consumer.vic.gov.au/underquoting rice or range between \$2,300,000 Ce 400,000 Property type House 04/2023 to 10/04/2024 Source core_logic operty sales agent's representative reasonably believes that fewer that is of the property rable property	and ode 38 Imbros Street, Hampton, VIC 3188 g price his price see consumer.vic.gov.au/underquoting rice or range between \$2,300,000 Property type House Suburb 04/2023 to 10/04/2024 Source core_logic pperty sales agent's representative reasonably believes that fewer than three os of the property for sale in the last six months.	g price his price see consumer.vic.gov.au/underquoting rice or range between \$2,300,000 & Cee 400,000 Property type House Suburb HAMPTON D4/2023 to 10/04/2024 Source core_logic Deperty sales agent's representative reasonably believes that fewer than three comparable prosoft the property for sale in the last six months. Table property Price

