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

40 Kendall Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,660,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Ηοι	ise		Suburb	Hampton
Period - From	01/01/2023	to	31/12/2023		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	54 Thomas St HAMPTON 3188	\$1,745,000	23/03/2024
2	1/57 Teddington Rd HAMPTON 3188	\$1,725,000	06/02/2024
3	25 Imbros St HAMPTON 3188	\$1,600,000	16/02/2024

OR

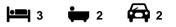
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

08/04/2024 16:26

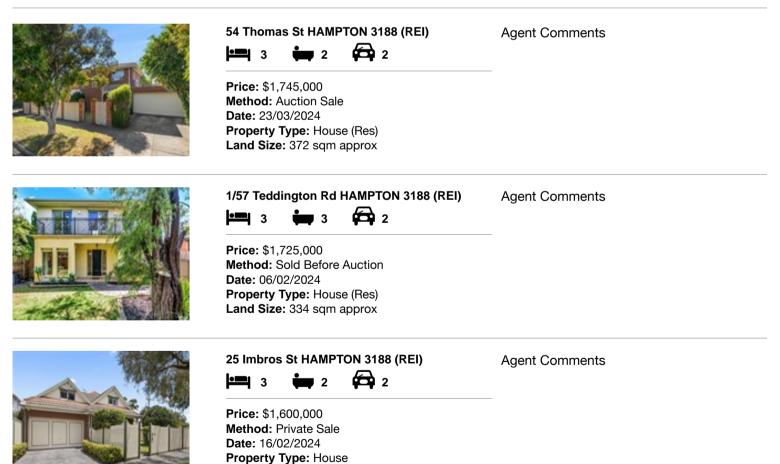






Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,600,000 - \$1,660,000 Median House Price Year ending December 2023: \$2,450,000

Comparable Properties



Account - Marshall White | P: 03 9822 9999





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Land Size: 307 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.