

## 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

43 CHARMING STREET HAMPTON EAST VIC 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Hampton East

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 25 HEATH CRESCENT HAMPTON EAST VIC 3188 | \$1,377,000 | 23-Mar-24 |
| 2 RIDGE AVENUE HAMPTON EAST VIC 3188    | \$1,315,000 | 27-Apr-24 |
| 12 SALTAIR STREET HAMPTON EAST VIC 3188 | \$1,320,000 | 17-Feb-24 |

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 6 months.~~

This Statement of Information was prepared on: 30 April 2024



**25 HEATH CRESCENT HAMPTON  
EAST VIC 3188**

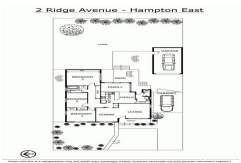
Sold Price

<sup>RS</sup> **\$1,377,000**

Sold Date **23-Mar-24**

3 1 -

Distance **0.35km**



**2 RIDGE AVENUE HAMPTON EAST  
VIC 3188**

Sold Price

<sup>RS</sup> **\$1,315,000**

Sold Date **27-Apr-24**

3 1 2

Distance **0.69km**



**12 SALTAIR STREET HAMPTON  
EAST VIC 3188**

Sold Price

**\$1,320,000**

Sold Date **17-Feb-24**

- - -

Distance **0.91km**

RS = Recent sale      UN = Undisclosed Sale

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