

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

5/3 LITTLEWOOD STREET HAMPTON VIC 3188

Indicative selling price

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

Single Price

or range
between

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,500

Property type

Unit

Suburb

Hampton

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

7/3 LITTLEWOOD STREET HAMPTON VIC 3188	\$880,000	09-Feb-24
1/13 FOAM STREET HAMPTON VIC 3188	\$907,000	17-Jan-24
3/125-127 THOMAS STREET HAMPTON VIC 3188	\$937,000	07-Nov-23

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: 22 April 2024



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**7/3 LITTLEWOOD STREET
HAMPTON VIC 3188**

2 1 2

Sold Price **\$880,000** Sold Date **09-Feb-24**

Distance **0.03km**



**1/13 FOAM STREET HAMPTON VIC
3188**

2 1 1

Sold Price **\$907,000** Sold Date **17-Jan-24**

Distance **0.46km**



**3/125-127 THOMAS STREET
HAMPTON VIC 3188**

2 1 2

Sold Price **\$937,000** Sold Date **07-Nov-23**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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