## 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

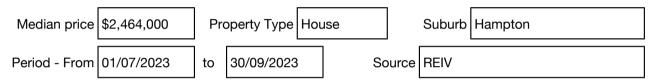
13 Kingston Street, Hampton Vic 3188

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/und	derquoting
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Single price \$2,275,000

#### Median sale price



## 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 sixmonths 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
1	42 Avondale St HAMPTON 3188	\$2,450,000	19/10/2023
2	54 Littlewood St HAMPTON 3188	\$2,250,000	08/07/2023
3			

OR

**B**<sup>\*</sup> 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:

07/12/2023 16:24







Property Type: House Land Size: 677 sqm approx Agent Comments Indicative Selling Price \$2,275,000 Median House Price September quarter 2023: \$2,464,000

# **Comparable Properties**

42 Avondale St HAMPTON 3188 (REI) 4 2 6 4 Price: \$2,450,000 Method: Private Sale Date: 19/10/2023 Property Type: House	Agent Comments
54 Littlewood St HAMPTON 3188 (REI) 3 1 2 Price: \$2,250,000 Method: Auction Sale Date: 08/07/2023 Property Type: House (Res) Land Size: 627 sqm approx	Agent Comments

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.

## Account - Marshall White | P: 03 9822 9999

propertydata



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