

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/underquoting

Single price \$2,275,000

Median sale price

Median price \$2,464,000

Property Type House

Suburb Hampton

Period - From 01/07/2023

to 30/09/2023

Source 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.~~

	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* 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



3 2 2

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)

Agent Comments

4 2 4

Price: \$2,450,000
Method: Private Sale
Date: 19/10/2023
Property Type: House



54 Littlewood St HAMPTON 3188 (REI)

Agent Comments

3 1 2

Price: \$2,250,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 627 sqm approx

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