

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

11 Austin Road, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,760,000

Median sale price

Median price \$2,470,000

Property Type House

Suburb Hampton

Period - From 01/10/2023

to 31/12/2023

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	46A Duncan St SANDRINGHAM 3191	\$1,845,000	23/02/2024
2	9a Fuge St HIGHETT 3190	\$1,780,000	23/02/2024
3	1/57 Teddington Rd HAMPTON 3188	\$1,725,000	06/02/2024

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:

04/03/2024 11:12



4 2 2

Rooms: 7
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,760,000
Median House Price
December quarter 2023: \$2,470,000

Comparable Properties



46A Duncan St SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$1,845,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: Townhouse (Res)



9a Fuge St HIGHETT 3190 (REI)

Agent Comments

4 3 1

Price: \$1,780,000
Method: Private Sale
Date: 23/02/2024
Property Type: Townhouse (Single)
Land Size: 321 sqm approx



1/57 Teddington Rd HAMPTON 3188 (REI)

Agent Comments

3 3 2

Price: \$1,725,000
Method: Sold Before Auction
Date: 06/02/2024
Property Type: House (Res)
Land Size: 334 sqm approx

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