# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 11 Austin Road, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	ı/underquo	ting		
Single pric	e \$1,760,000							
Median sale p	rice							
Median price	\$2,470,000	Pro	operty Type	Ηοι	lse		Suburb	Hampton
Period - From	01/10/2023	to	31/12/2023		Sc	ource	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.

Ado	dress 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









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**



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46A Duncan St SANDRINGHAM 3191 (REI)

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

Agent Comments

Agent Comments



9a Fuge St HIGHETT 3190 (REI)



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)



Price: \$1,725,000

Method: Sold Before Auction Date: 06/02/2024 Property Type: House (Res) Land Size: 334 sqm approx

## Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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