

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

70b Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between \$2,200,000 & \$2,420,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Hampton

Period - From 01/01/2023 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	27b Grout St HAMPTON 3188	\$2,390,000	09/09/2023
2	36a May St HAMPTON 3188	\$2,310,000	21/08/2023
3	45a Duncan St SANDRINGHAM 3191	\$2,125,000	31/10/2023

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:

01/02/2024 12:41



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Rooms: 9
Property Type: Townhouse
Land Size: 325 Sq m approx sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,200,000 - \$2,420,000
Median House Price
Year ending December 2023: \$2,450,000

Comparable Properties



27b Grout St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,390,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Townhouse (Res)



36a May St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$2,310,000
Method: Private Sale
Date: 21/08/2023
Property Type: Townhouse (Single)



45a Duncan St SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$2,125,000
Method: Sold Before Auction
Date: 31/10/2023
Property Type: Townhouse (Res)

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139