Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

0b Highett Road, Hampton Vic 3188
)b

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	Pro	perty 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

Add	dress 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 comparableproperties 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









Rooms: 9

Property Type: Townhouse Land Size: 325 Sq m approx sqm

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)





Price: \$2,390,000 Method: Auction Sale Date: 09/09/2023

Property Type: Townhouse (Res)

Agent Comments



36a May St HAMPTON 3188 (REI/VG)





Price: \$2,310,000 Method: Private Sale Date: 21/08/2023

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



45a Duncan St SANDRINGHAM 3191 (REI/VG)







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





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