Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Austin Road, Hampton Vic 3188
Α

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$2,297,500	Pro	perty Type	House		Suburb	Hampton
Period - From	01/07/2024	to	30/09/2024		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	1/4 Raith Av SANDRINGHAM 3191	\$1,432,000	26/10/2024
2	52a Beaumaris Pde HIGHETT 3190	\$1,350,000	10/08/2024
3	70 Earlsfield Rd HAMPTON 3188	\$1,480,000	03/08/2024

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:	03/11/2024 13:38













Property Type: House (Res) Land Size: 357 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price**

September guarter 2024: \$2,297,500

Comparable Properties



1/4 Raith Av SANDRINGHAM 3191 (REI)





Price: \$1,432,000 Method: Auction Sale Date: 26/10/2024 Property Type: Unit

Agent Comments



52a Beaumaris Pde HIGHETT 3190 (REI/VG)

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Agent Comments

Method: Auction Sale Date: 10/08/2024

Price: \$1,350,000

Property Type: House (Res) Land Size: 400 sqm approx



70 Earlsfield Rd HAMPTON 3188 (REI)



Price: \$1,480,000 Method: Auction Sale Date: 03/08/2024

Property Type: Townhouse (Res) Land Size: 400 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933





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