

# 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

87 David Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,350,000

### Median sale price

Median price \$2,316,000 Property Type House Suburb Hampton

Period - From 09/03/2022 to 08/03/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

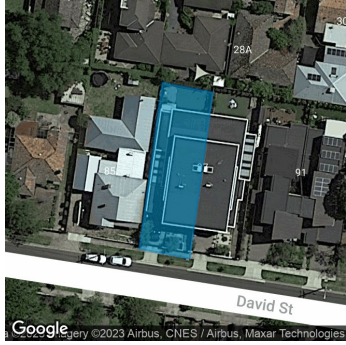
~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	2 Charles St HAMPTON 3188	\$2,430,000	26/11/2022
2	19 Rose St SANDRINGHAM 3191	\$2,365,000	29/10/2022
3			

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: 09/03/2023 10:25



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 427 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$2,200,000 - \$2,350,000

**Median House Price**

09/03/2022 - 08/03/2023: \$2,316,000

## Comparable Properties



**2 Charles St HAMPTON 3188 (REI/VG)**

[Agent Comments](#)



**Price:** \$2,430,000

**Method:** Auction Sale

**Date:** 26/11/2022

**Property Type:** House (Res)

**Land Size:** 347 sqm approx



**19 Rose St SANDRINGHAM 3191 (REI/VG)**

[Agent Comments](#)



**Price:** \$2,365,000

**Method:** Auction Sale

**Date:** 29/10/2022

**Property Type:** House (Res)

**Land Size:** 410 sqm approx

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.

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