

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

8-10 Linacre Road, Hampton VIC 3188

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2 Bedrooms, 2 Bathrooms		Range between	\$1,275,000	&	\$1,750,000
2 Bedrooms, 2 Bathrooms, 1 Study	\$2,000,000				
3 Bedrooms, 2 Bathrooms		Range between	\$2,050,000	&	\$4,150,000

Suburb unit median sale price

Median price	\$841,500	Suburb	Hampton VIC 3188
Period - From	October 2022	To	September 2023
		Source	Realestate.com.au

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 25/10/2023