

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

10 Ocean Street, Hampton Vic 3188

Indicative selling price

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

Range between \$4,800,000 & \$5,200,000

Median sale price

Median price \$2,185,000 Property Type House Suburb Hampton

Period - From 01/10/2022 to 31/12/2022 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	60 New St BRIGHTON 3186	\$6,000,000	01/02/2023
2	19 The Avenue HAMPTON 3188	\$5,950,000	27/08/2022
3	199 Were St BRIGHTON EAST 3187	\$4,850,000	26/10/2022

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:

17/02/2023 11:24



 5
  3
  2+

Property Type: House (Res)

Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price

\$4,800,000 - \$5,200,000

Median House Price

December quarter 2022: \$2,185,000

Comparable Properties



60 New St BRIGHTON 3186 (REI)

Agent Comments

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Price: \$6,000,000

Method: Private Sale

Date: 01/02/2023

Property Type: House

19 The Avenue HAMPTON 3188 (REI/VG)

Agent Comments

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Price: \$5,950,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 665 sqm approx



199 Were St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

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Price: \$4,850,000

Method: Private Sale

Date: 26/10/2022

Property Type: House

Land Size: 1031 sqm approx

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