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

1/12b Austin Road, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$2,491,000	Pro	operty Type	Hou	ISE		Suburb	Hampton
Period - From	06/06/2023	to	05/06/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	454a Bluff Rd HAMPTON 3188	\$1,318,000	20/04/2024
2			
3			

OR

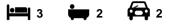
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/06/2024 09:26







Property Type: House Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price 06/06/2023 - 05/06/2024: \$2,491,000

Comparable Properties



454a Bluff Rd HAMPTON 3188 (REI)



Price: \$1,318,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res) Agent Comments

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 - Marshall White | P: 03 9822 9999





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