Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 106 Willis Street, Hampton Vic 3188

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | | |
|--|---------------|-----|-------------|-----|-----|-------|--------|---------|--|--|--|
| Single price | e \$3,350,000 | | | | | | | | | | |
| Median sale price | | | | | | | | | | | |
| Median price | \$2,270,000 | Pro | operty Type | Ηοι | lse | | Suburb | Hampton | | | |
| Period - From | 01/01/2022 | to | 31/12/2022 | | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------------|-------------|--------------|
| 1 | 25 Heathfield Rd BRIGHTON EAST 3187 | \$3,195,000 | 12/10/2022 |
| 2 | 19 Bridge St HAMPTON 3188 | \$3,090,000 | 07/12/2022 |
| 3 | 16 Sargood St HAMPTON 3188 | \$3,045,000 | 22/10/2022 |

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:

01/04/2023 15:59







Property Type: House Agent Comments

Indicative Selling Price \$3,350,000 **Median House Price** Year ending December 2022: \$2,270,000

Comparable Properties





(REI/VG) 4 2 2

Price: \$3,195,000 Method: Sold Before Auction Date: 12/10/2022 Property Type: House (Res) Land Size: 702 sqm approx

19 Bridge St HAMPTON 3188 (REI)

Agent Comments



Price: \$3,090,000 Method: Private Sale Date: 07/12/2022 Property Type: House

16 Sargood St HAMPTON 3188 (REI/VG)



Agent Comments

Agent Comments



Price: \$3,045,000 Method: Auction Sale Date: 22/10/2022 Property Type: House (Res) Land Size: 677 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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