

# 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

4/44 Highett Road, Hampton Vic 3188

### Indicative selling price

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

Single price

\$880,000

### Median sale price

Median price

\$1,105,000

Property Type

Unit

Suburb

Hampton

Period - From

01/04/2023

to

30/06/2023

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	2/64 Edward St SANDRINGHAM 3191	\$940,000	16/08/2023
2	1/7 Neptune St SANDRINGHAM 3191	\$875,000	08/07/2023
3	3/453 Highett Rd HIGHETT 3190	\$840,000	12/08/2023

**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:

28/08/2023 11:36



2   1   1

**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$880,000  
**Median Unit Price**  
June quarter 2023: \$1,105,000

## Comparable Properties



**2/64 Edward St SANDRINGHAM 3191 (REI)**

**Agent Comments**

2   1   1

**Price:** \$940,000  
**Method:** Sold Before Auction  
**Date:** 16/08/2023  
**Property Type:** Unit



**1/7 Neptune St SANDRINGHAM 3191 (REI)**

**Agent Comments**

2   1   1

**Price:** \$875,000  
**Method:** Auction Sale  
**Date:** 08/07/2023  
**Property Type:** Unit



**3/453 Highett Rd HIGHETT 3190 (REI)**

**Agent Comments**

2   1   2

**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** Unit  
**Land Size:** 172 sqm approx

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