

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

75 Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,316,000

Property Type House

Suburb Hampton

Period - From 09/03/2022

to

08/03/2023

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	41 Duncan St SANDRINGHAM 3191	\$1,750,000	25/02/2023
2	5 Coombe Av HAMPTON 3188	\$1,682,500	03/12/2022
3	71 Highett Rd HAMPTON 3188	\$1,650,000	29/09/2022

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:

09/03/2023 09:36



 4
  1
  2

Rooms: 6
Property Type: House
Land Size: 704 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 09/03/2022 - 08/03/2023: \$2,316,000

Comparable Properties



41 Duncan St SANDRINGHAM 3191 (REI)

Agent Comments

 3
  1
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Price: \$1,750,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 691 sqm approx



5 Coombe Av HAMPTON 3188 (REI)

Agent Comments

 3
  1
  2

Price: \$1,682,500
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 583 sqm approx

71 Highett Rd HAMPTON 3188 (VG)

Agent Comments

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  -

Price: \$1,650,000
Method: Sale
Date: 29/09/2022
Property Type: House (Res)
Land Size: 702 sqm approx

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