

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

5B Coombe Avenue, Hampton Vic 3188

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,637,500

Property Type Townhouse

Suburb Hampton

Period - From 26/11/2023

to 25/11/2024

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	2a John St SANDRINGHAM 3191	\$1,860,000	23/11/2024
2	5b Apex Av HAMPTON EAST 3188	\$1,895,000	15/11/2024
3	108b Thomas St HAMPTON 3188	\$1,870,000	09/08/2024

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:

26/11/2024 09:23



Property Type:
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median Townhouse Price
26/11/2023 - 25/11/2024: \$1,637,500

Comparable Properties



2a John St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,860,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Single)



5b Apex Av HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,895,000
Method: Private Sale
Date: 15/11/2024
Property Type: Townhouse (Single)



108b Thomas St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,870,000
Method: Private Sale
Date: 09/08/2024
Property Type: Townhouse (Res)
Land Size: 329 sqm approx

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