

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

2.10/23-31 Small Street, Hampton, VIC 3188

Indicative selling price

\$1,250,000

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

Median sale price

Median price
\$ 796,000

Unit

*Delete house or unit as applicable

Suburb
HAMPTON

Period
17/08/2018 - 13/02/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



407/12 RAILWAY WALK
HAMPTON

2 0 0

Normal Sale \$1,250,000
Date Sold 16/11/2018
Land 893.65 sqm



1/44 THOMAS STREET
HAMPTON

3 2 2

Agents Advice - Sale *\$1,250,000
Date Sold 31/01/2019
Land 390.81 sqm



1/95 THOMAS STREET
HAMPTON

2 1 2

Normal Sale \$1,235,000
Date Sold 20/10/2018
Land 425.54 sqm