Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

-	
Address	70B Highett Road, Hampton Vic 3188
Including suburb and	

Address	70B Highett Road, Hampton Vic 3188
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$2,290,000

Median sale price

Median price	\$1,637,500	Pro	perty Type T	ownhouse		Suburb	Hampton
Period - From	04/03/2023	to	03/03/2024		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 sixmonths 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	22c Duncan St SANDRINGHAM 3191	\$2,200,000	27/02/2024
2			
3			

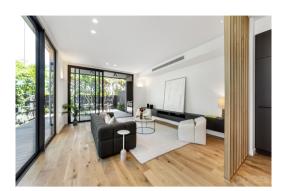
OR

В* 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:	04/03/2024 10:33









Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$2,290,000 Median Townhouse Price 04/03/2023 - 03/03/2024: \$1,637,500

Comparable Properties



22c Duncan St SANDRINGHAM 3191 (REI)

- 4 **-** 3 *E*

Price: \$2,200,000 Method: Private Sale Date: 27/02/2024

Property Type: Townhouse (Res) **Land Size:** 322 sqm approx

Agent Comments

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.

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



