

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

1 Grenville Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$3,300,000

&

\$3,600,000

Median sale price

Median price

\$2,475,000

Property Type

House

Suburb

Hampton

Period - From

01/10/2023

to

30/09/2024

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	12 Vista Rd HAMPTON 3188	\$3,800,000	01/10/2024
2	9 Villeroy St HAMPTON 3188	\$3,355,000	14/09/2024
3	2 Earlsfield Rd HAMPTON 3188	\$3,850,000	27/06/2024

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:

15/10/2024 16:13



5 3 4

Property Type: House

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

Year ending September 2024: \$2,475,000

Comparable Properties



12 Vista Rd HAMPTON 3188 (REI)

Agent Comments

5 3 2

Price: \$3,800,000

Method: Private Sale

Date: 01/10/2024

Property Type: House

Land Size: 650 sqm approx



9 Villeroy St HAMPTON 3188 (REI)

Agent Comments

5 3 2

Price: \$3,355,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 716 sqm approx



2 Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments

5 3 4

Price: \$3,850,000

Method: Private Sale

Date: 27/06/2024

Property Type: House

Account - Marshall White | P: 03 9822 9999