

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

50a David Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,656,900 Property Type Townhouse Suburb Hampton

Period - From 02/10/2023 to 01/10/2024 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	8a Barnett St HAMPTON 3188	\$1,950,000	19/08/2024
2	70b Highett Rd HAMPTON 3188	\$1,980,000	24/06/2024
3	2a Charles St HAMPTON 3188	\$1,870,000	09/06/2024

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:

02/10/2024 13:31



3 2 2

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



8a Barnett St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,950,000

Method: Private Sale

Date: 19/08/2024

Property Type: Townhouse (Single)



70b Highett Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 3 3

Price: \$1,980,000

Method: Private Sale

Date: 24/06/2024

Property Type: Townhouse (Single)

Land Size: 324 sqm approx



2a Charles St HAMPTON 3188 (REI/VG)

Agent Comments

3 3 1

Price: \$1,870,000

Method: Private Sale

Date: 09/06/2024

Property Type: Townhouse (Single)

Land Size: 230 sqm approx