

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

32a Ivy Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,000,000

&

\$2,150,000

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	81b Raynes Park Rd HAMPTON 3188	\$2,095,000	03/07/2024
2	2b Roydon St HAMPTON EAST 3188	\$2,110,000	19/06/2024
3			

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 17:41



4 3 2

Property Type: Townhouse (Single)

Land Size: 380 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$2,000,000 - \$2,150,000
Median Townhouse Price
02/10/2023 - 01/10/2024: \$1,656,900

Comparable Properties



81b Raynes Park Rd HAMPTON 3188 (REI/VG) [Agent Comments](#)

4 3 1

Price: \$2,095,000

Method: Private Sale

Date: 03/07/2024

Property Type: Townhouse (Res)

Land Size: 383 sqm approx



2b Roydon St HAMPTON EAST 3188 (REI/VG) [Agent Comments](#)

4 3 3

Price: \$2,110,000

Method: Sold Before Auction

Date: 19/06/2024

Property Type: Townhouse (Res)

Land Size: 350 sqm approx

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.

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