

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

38a Teddington Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,950,000 & \$2,090,000

Median sale price

Median price \$2,185,000 Property Type House Suburb Hampton

Period - From 01/10/2022 to 31/12/2022 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	29 Highett Rd HAMPTON 3188	\$2,160,000	17/12/2022
2	16b Conifer St HAMPTON 3188	\$2,125,000	26/10/2022
3	5 Henry St SANDRINGHAM 3191	\$1,933,000	03/12/2022

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:

21/03/2023 12:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,090,000
Median House Price
December quarter 2022: \$2,185,000

Comparable Properties



29 Highett Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$2,160,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 409 sqm approx



16b Conifer St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,125,000
Method: Private Sale
Date: 26/10/2022
Property Type: Townhouse (Res)



5 Henry St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,933,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 392 sqm approx

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