

# 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 5 Passchendaele Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$2,500,000 Property Type House Suburb Hampton

Period - From 01/07/2023 to 30/06/2024 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	28 Imbros St HAMPTON 3188	\$2,491,000	16/03/2024
2	16 Hobson St SANDRINGHAM 3191	\$1,805,000	13/03/2024
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: 13/09/2024 10:25



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**Property Type:** House  
**Land Size:** 605 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
Year ending June 2024: \$2,500,000

## Comparable Properties



28 Imbros St HAMPTON 3188 (REI/VG)

**Agent Comments**

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**Price:** \$2,491,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



16 Hobson St SANDRINGHAM 3191 (REI/VG)

**Agent Comments**

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**Price:** \$1,805,000  
**Method:** Sold Before Auction  
**Date:** 13/03/2024  
**Property Type:** House (Res)  
**Land Size:** 371 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.

Account - Marshall White | P: 03 9822 9999