

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

2a Teddington Road, 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 \$1,560,000 Property Type Townhouse Suburb Hampton

Period - From 11/01/2023 to 10/01/2024 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	119 Linacre Rd HAMPTON 3188	\$2,010,000	18/11/2023
2	1/42 Willis St HAMPTON 3188	\$2,000,000	02/12/2023
3	22b South Rd BRIGHTON 3186	\$1,850,000	13/11/2023

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:

11/01/2024 10:43

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Double garage plus off street
3 3

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median Townhouse Price
11/01/2023 - 10/01/2024: \$1,560,000

Property Type:

Divorce/Estate/Family Transfers

Land Size: 300 sqm approx

Agent Comments

CUSTOM-DESIGNED, MASTER-BUILT & INDIVIDUALLY-SITED, THIS STANDALONE 3 BED, 3 BATH HOME FROM ARCHITECT, JAMES RIGNEY UNFOLDS WITH FORMAL & FAMILY ZONES AROUND AN AWNING-TOPPED NORTHERLY AL FRESCO AREA, & A TRANQUIL TREETOP BEDROOM LEVEL; WITH ROOM TO RETREAT IN A VAST MASTER-SUITE.

Comparable Properties



119 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,010,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 473 sqm approx



1/42 Willis St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,000,000

Method: Private Sale

Date: 02/12/2023

Property Type: House



22b South Rd BRIGHTON 3186 (REI)

Agent Comments

 3  3  2

Price: \$1,850,000

Method: Private Sale

Date: 13/11/2023

Property Type: Townhouse (Single)

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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