

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

9a Field Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,600,000 & \$1,625,000

Median sale price

Median price \$2,270,000 Property Type House Suburb Hampton

Period - From 01/01/2022 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	115 Ludstone St HAMPTON 3188	\$1,730,000	10/12/2022
2	31a Clyde St HIGHETT 3190	\$1,665,000	08/10/2022
3	1a Telford St HIGHETT 3190	\$1,610,000	01/12/2022

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:

27/02/2023 08:17



4 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,625,000
Median House Price
Year ending December 2022: \$2,270,000

Comparable Properties



115 Ludstone St HAMPTON 3188 (REI)

Agent Comments

4 3 3

Price: \$1,730,000
Method: Auction Sale
Date: 10/12/2022
Property Type: Townhouse (Res)



31a Clyde St HIGHETT 3190 (REI/VG)

Agent Comments

4 3 2

Price: \$1,665,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Townhouse (Res)
Land Size: 306 sqm approx



1a Telford St HIGHETT 3190 (REI)

Agent Comments

4 3 1

Price: \$1,610,000
Method: Sold Before Auction
Date: 01/12/2022
Property Type: Townhouse (Res)

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