

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

50a David Street, Hampton Vic 3188

Indicative selling price

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

Single price

\$1,990,000

Median sale price

Median price

\$1,640,000

Property Type

Townhouse

Suburb

Hampton

Period - From

28/10/2023

to

27/10/2024

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	8a Barnett St HAMPTON 3188	\$1,952,000	10/08/2024
2	70b Highett Rd HAMPTON 3188	\$1,980,000	24/06/2024
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:

28/10/2024 09:46

50a David Street, Hampton Vic 3188



Nick Sinclair
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Indicative Selling Price

\$1,990,000

Median Townhouse Price

28/10/2023 - 27/10/2024: \$1,640,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



8a Barnett St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,952,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Townhouse (Res)



70b Highett Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 3 3

Price: \$1,980,000

Method: Private Sale

Date: 24/06/2024

Property Type: Townhouse (Single)

Land Size: 324 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 - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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