

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 \$1,550,000 & \$1,700,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Hampton

Period - From 16/02/2022 to 15/02/2023 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	11 May St HAMPTON 3188	\$1,900,000	08/12/2022
2	58a Sandringham Rd SANDRINGHAM 3191	\$1,700,500	11/02/2023
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:

16/02/2023 09:56



4 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

16/02/2022 - 15/02/2023: \$2,300,000

Comparable Properties



11 May St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,900,000

Method: Sold Before Auction

Date: 08/12/2022

Property Type: Townhouse (Res)



58a Sandringham Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,700,500

Method: Auction Sale

Date: 11/02/2023

Property Type: Townhouse (Res)



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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