## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Wave Street, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hous	se		Suburb	Hampton
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4 Ocean St HAMPTON 3188	\$2,130,000	03/08/2023
2	17 Neptune St SANDRINGHAM 3191	\$1,875,000	25/10/2023
3	137 Linacre Rd HAMPTON 3188	\$1,725,000	14/08/2023

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:

19/01/2024 15:43

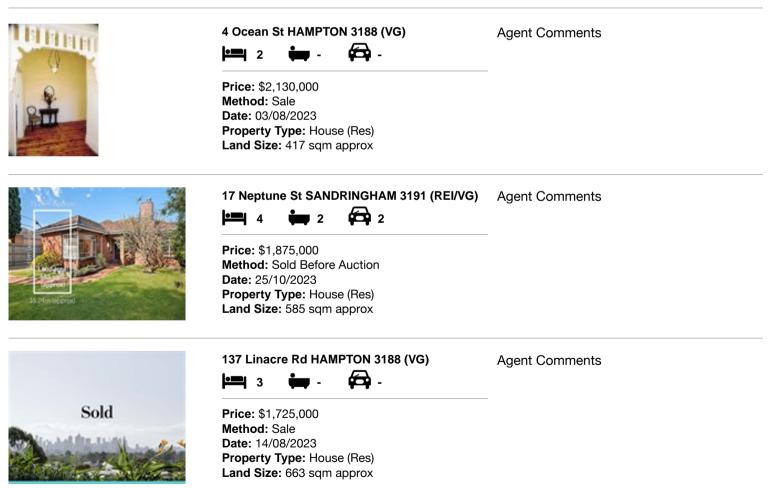






Property Type: Land Size: 460 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending December 2023: \$2,450,000

# **Comparable Properties**



#### Account - Marshall White | P: 03 9822 9999



propertydata

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