

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

8 Wave Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$2,450,000

Property Type House

Suburb Hampton

Period - From 01/01/2023

to 31/12/2023

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	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



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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



4 Ocean St HAMPTON 3188 (VG)

Agent Comments

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Price: \$2,130,000
Method: Sale
Date: 03/08/2023
Property Type: House (Res)
Land Size: 417 sqm approx

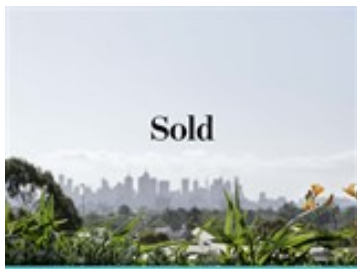


17 Neptune St SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 2

Price: \$1,875,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: House (Res)
Land Size: 585 sqm approx



137 Linacre Rd HAMPTON 3188 (VG)

Agent Comments

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Price: \$1,725,000
Method: Sale
Date: 14/08/2023
Property Type: House (Res)
Land Size: 663 sqm approx