

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

69 Mills Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,541,500 Property Type House Suburb Hampton

Period - From 01/01/2024 to 31/03/2024 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	30 Imbros St HAMPTON 3188	\$2,871,000	11/05/2024
2	31 Barnett St HAMPTON 3188	\$2,550,000	05/04/2024
3	30 Alicia St HAMPTON 3188	\$2,500,000	22/05/2024

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:

07/06/2024 11:24



Property Type: House (Previously Occupied - Detached)

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



30 Imbros St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,871,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 603 sqm approx



31 Barnett St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,550,000

Method: Private Sale

Date: 05/04/2024

Property Type: House (Res)

Land Size: 836 sqm approx



30 Alicia St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,500,000

Method: Private Sale

Date: 22/05/2024

Property Type: House

Land Size: 701 sqm approx

Account - Atria Real Estate