

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

27 Prince Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

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 | 11 Roslyn St BRIGHTON 3186 | \$2,920,000 | 18/11/2023 |
| 2 | 158 Dendy St BRIGHTON EAST 3187 | \$2,850,000 | 16/11/2023 |
| 3 | 30 Summerhill Rd BRIGHTON EAST 3187 | \$2,791,000 | 09/09/2023 |

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:

30/01/2024 16:13



 4
  2
  2

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,970,000

Median House Price

Year ending December 2023: \$2,450,000

Comparable Properties



11 Roslyn St BRIGHTON 3186 (REI)

Agent Comments

 4
  2
  2

Price: \$2,920,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 604 sqm approx



158 Dendy St BRIGHTON EAST 3187 (REI/VG) Agent Comments

 3
  3
  2

Price: \$2,850,000

Method: Private Sale

Date: 16/11/2023

Property Type: House

Land Size: 627 sqm approx



30 Summerhill Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments

 4
  3
  2

Price: \$2,791,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 780 sqm approx

Account - Marshall White | P: 03 9822 9999