

# 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

12 Villeroy Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,750,000 & \$2,900,000

### Median sale price

Median price \$2,307,500 Property Type House Suburb Hampton

Period - From 01/07/2020 to 30/06/2021 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	13 Grout St HAMPTON 3188	\$3,178,000	29/09/2021
2	42 Grenville St HAMPTON 3188	\$2,850,000	05/06/2021
3	27 Myrtle Rd HAMPTON 3188	\$2,790,000	18/09/2021

**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:

13/10/2021 08:29



**Property Type:** House

**Land Size:** 604 sqm approx

Agent Comments

## Comparable Properties



**13 Grout St HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$3,178,000

**Method:** Sold Before Auction

**Date:** 29/09/2021

**Property Type:** House (Res)

**Land Size:** 622 sqm approx



**42 Grenville St HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$2,850,000

**Method:** Auction Sale

**Date:** 05/06/2021

**Property Type:** House (Res)

**Land Size:** 656 sqm approx

**27 Myrtle Rd HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$2,790,000

**Method:** Auction Sale

**Date:** 18/09/2021

**Property Type:** House (Res)