

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

38/56 Beach Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Hampton

Period - From 01/07/2023 to 30/06/2024 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	10/39 Willis St HAMPTON 3188	\$1,475,000	26/08/2024
2	202/41 Crisp St HAMPTON 3188	\$1,450,000	29/05/2024
3	11/122 Beach Rd SANDRINGHAM 3191	\$1,350,000	28/04/2024

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:

01/10/2024 10:48



2 Beds 2 Bathrooms 2 Car Spaces

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2024: \$2,500,000

Comparable Properties



10/39 Willis St HAMPTON 3188 (REI)

Agent Comments

3 Beds 3 Bathrooms 3 Car Spaces

Price: \$1,475,000

Method: Private Sale

Date: 26/08/2024

Property Type: Apartment



202/41 Crisp St HAMPTON 3188 (REI/VG)

Agent Comments

2 Beds 2 Bathrooms 1 Car Space

Price: \$1,450,000

Method: Private Sale

Date: 29/05/2024

Property Type: Apartment



11/122 Beach Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 Beds 2 Bathrooms 2 Car Spaces

Price: \$1,350,000

Method: Private Sale

Date: 28/04/2024

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999