

# 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 93 Orlando 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)

Single price \$2,995,000

### Median sale price

Median price \$2,695,000

Property Type House

Suburb Hampton

Period - From 01/01/2023

to 31/03/2023

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	44 Orlando St HAMPTON 3188	\$2,925,000	26/10/2022
2	5 Storey Av HAMPTON 3188	\$2,910,000	19/12/2022
3			

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:

17/04/2023 13:37



 5  
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**Property Type:** House  
**Land Size:** 612 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,995,000  
**Median House Price**  
 March quarter 2023: \$2,695,000

## Comparable Properties

44 Orlando St HAMPTON 3188 (VG)

Agent Comments

 3  
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**Price:** \$2,925,000  
**Method:** Sale  
**Date:** 26/10/2022  
**Property Type:** House (Res)  
**Land Size:** 792 sqm approx



5 Storey Av HAMPTON 3188 (REI/VG)

Agent Comments

 4  
  2  
  2

**Price:** \$2,910,000  
**Method:** Private Sale  
**Date:** 19/12/2022  
**Property Type:** House  
**Land Size:** 626 sqm approx

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.

Account - Marshall White | P: 03 9822 9999