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

106 Willis Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$2,950,000		&		\$3,245,000			
Median sale p	rice							
Median price	\$2,270,000	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	25 Heathfield Rd BRIGHTON EAST 3187	\$3,195,000	12/10/2022
2	19 Bridge St HAMPTON 3188	\$3,090,000	07/12/2022
3	16 Sargood St HAMPTON 3188	\$3,045,000	22/10/2022

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.

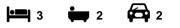
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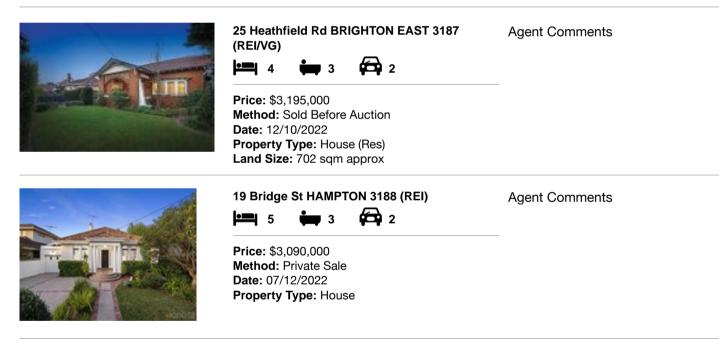




Property Type: House Land Size: 580 sqm approx Agent Comments Robin Parker 9832 1135 0409 336 282 robin.parker@marshallwhite.com.au

Indicative Selling Price \$2,950,000 - \$3,245,000 Median House Price Year ending December 2022: \$2,270,000

Comparable Properties





16 Sargood St HAMPTON 3188 (REI/VG)



Price: \$3,045,000 Method: Auction Sale Date: 22/10/2022 Property Type: House (Res) Land Size: 677 sqm approx

Account - Marshall White | P: 03 9822 9999



property data

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Agent Comments