

# 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

1/12b Austin Road, 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 \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$2,440,000

Property Type House

Suburb Hampton

Period - From 01/04/2023

to 31/03/2024

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	454a Bluff Rd HAMPTON 3188	\$1,318,000	20/04/2024
2	29a Haynes St HIGHETT 3190	\$1,310,000	23/03/2024
3	89 Grange Rd SANDRINGHAM 3191	\$1,270,000	22/02/2024

**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:

15/05/2024 15:42



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending March 2024: \$2,440,000

## Comparable Properties



**454a Bluff Rd HAMPTON 3188 (REI)**

Agent Comments

4 2 2

**Price:** \$1,318,000

**Method:** Auction Sale

**Date:** 20/04/2024

**Property Type:** House (Res)



**29a Haynes St HIGHETT 3190 (REI)**

Agent Comments

3 2 2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Townhouse (Res)



**89 Grange Rd SANDRINGHAM 3191 (REI)**

Agent Comments

3 2 2

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 22/02/2024

**Property Type:** House

**Land Size:** 398 sqm approx

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