

# 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

1/33-35 Linacre 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 \$790,000 & \$850,000

### Median sale price

Median price \$937,000 Property Type Unit 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	5/156 Bay Rd SANDRINGHAM 3191	\$843,000	12/01/2024
2	2/17 Gillies St HAMPTON 3188	\$835,000	27/04/2024
3	5/72 Holyrood St HAMPTON 3188	\$817,000	18/11/2023

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:

09/05/2024 12:51

1/33-35 Linacre Road, Hampton Vic 3188



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**Indicative Selling Price**

\$790,000 - \$850,000

**Median Unit Price**

Year ending March 2024: \$937,000



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**5/156 Bay Rd SANDRINGHAM 3191 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$843,000

**Method:** Private Sale

**Date:** 12/01/2024

**Property Type:** Unit

**Land Size:** 148 sqm approx



**2/17 Gillies St HAMPTON 3188 (REI)**

Agent Comments

2 1 1

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** Unit



**5/72 Holyrood St HAMPTON 3188 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$817,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Unit

**Account - Hodges** | P: 03 9589 6077 | F: 03 9589 1597



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