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

108/358 Hampton Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	1 \$425,000		&		\$467,000			
Median sale pr	rice							
Median price	\$975,000	Pro	operty Type	Unit			Suburb	Hampton
Period - From	05/03/2023	to	04/03/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	305/427 Hampton St HAMPTON 3188	\$460,000	27/10/2023
2			
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:

05/03/2024 11:24





Melina Scriva





Property Type: Apartment Agent Comments

9194 1200 0419 348 606 melinascriva@jelliscraig.com.au

Indicative Selling Price \$425,000 - \$467,000 Median Unit Price 05/03/2023 - 04/03/2024: \$975,000

Comparable Properties

305/427 Hampton St HAMPTON 3188 (VG)



Price: \$460,000 Method: Sale Date: 27/10/2023 Property Type: Flat/Unit/Apartment (Res) Agent Comments

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 - Jellis Craig | P: 03 9194 1200





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