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

11 Austin Road, Hampton Vic 3188

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|---------|
| Range betweer | \$1,700,000 | | & | | \$1,800,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$2,470,000 | Pro | operty Type | Ηοι | ISE | | Suburb | Hampton |
| Period - From | 01/10/2023 | to | 31/12/2023 | | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 7a Olive St HAMPTON 3188 | \$1,800,000 | 02/08/2023 |
| 2 | 43 Fewster Rd HAMPTON 3188 | \$1,791,000 | 02/12/2023 |
| 3 | 15 Olive St HAMPTON 3188 | \$1,780,000 | 17/11/2023 |

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:

01/02/2024 10:05









Rooms: 7 Property Type: Townhouse Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price December quarter 2023: \$2,470,000

Comparable Properties



7a Olive St HAMPTON 3188 (VG)

Price: \$1,800,000 Method: Sale Date: 02/08/2023 Property Type: Flat/Unit/Apartment (Res)

43 Fewster Rd HAMPTON 3188 (REI)



Price: \$1,791,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res)



15 Olive St HAMPTON 3188 (REI)

|---| 4 **|---|** 2 **|--|** 1

Price: \$1,780,000 Method: Sold Before Auction Date: 17/11/2023 Property Type: Townhouse (Res) Agent Comments

Agent Comments

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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