

# 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

12/39 Holyrood Street, 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

\$960,000

&

\$1,050,000

### Median sale price

Median price

\$1,105,000

Property Type

Unit

Suburb

Hampton

Period - From

01/04/2023

to

30/06/2023

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	5/14 Burrows St BRIGHTON 3186	\$1,125,000	25/02/2023
2	3/308 Hampton St HAMPTON 3188	\$1,059,000	05/07/2023
3	3/31 Littlewood St HAMPTON 3188	\$1,018,000	25/03/2023

**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:

17/07/2023 15:56



2   1   1

**Property Type:** Unit

Agent Comments

## Comparable Properties



5/14 Burrows St BRIGHTON 3186 (REI/VG)

Agent Comments

2   1   1

**Price:** \$1,125,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** Unit



3/308 Hampton St HAMPTON 3188 (REI)

Agent Comments

2   3   1

**Price:** \$1,059,000

**Method:** Private Sale

**Date:** 05/07/2023

**Property Type:** Unit



3/31 Littlewood St HAMPTON 3188 (REI/VG)

Agent Comments

2   1   1

**Price:** \$1,018,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** Unit