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									
Range betwee	\$960,000		&		\$1,050,000				
Median sale p	rice								
Median price	\$1,105,000	Pro	operty Type	Unit			Suburb	Hampton	
Period - From	01/04/2023	to	30/06/2023		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	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









Property Type: Unit Agent Comments 0418 266 326 AThomson@hodges.com.au Indicative Selling Price

Amanda Thomson 03 9598 1111

\$960,000 - \$1,050,000 **Median Unit Price** June quarter 2023: \$1,105,000

Comparable Properties



Price: \$1,125,000 Method: Auction Sale Date: 25/02/2023

Property Type: Unit

1

2

3/308 Hampton St HAMPTON 3188 (REI)

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



Price: \$1,059,000 Method: Private Sale

Date: 05/07/2023 Property Type: Unit

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



Agent Comments

Agent Comments

Agent Comments

Price: \$1,018,000 Method: Auction Sale Date: 25/03/2023 Property Type: Unit

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



propertydata

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