

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

16 Myrtle Road, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,700,000 & \$2,800,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Hampton

Period - From 09/08/2022 to 08/08/2023 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	25 Bateman St HAMPTON 3188	\$2,958,000	22/04/2023
2	22 Crisp St HAMPTON 3188	\$2,925,000	04/08/2023
3	2 Queens Sq SANDRINGHAM 3191	\$2,855,000	22/07/2023

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:

09/08/2023 15:38



4 2 2

Rooms: 6
Property Type: House
Land Size: 708 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,700,000 - \$2,800,000
Median House Price
 09/08/2022 - 08/08/2023: \$2,300,000

Comparable Properties



25 Bateman St HAMPTON 3188 (REI/VG)

Agent Comments

5 4 2

Price: \$2,958,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 677 sqm approx



22 Crisp St HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$2,925,000
Method: Private Sale
Date: 04/08/2023
Property Type: House
Land Size: 715 sqm approx



2 Queens Sq SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$2,855,000
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 650 sqm approx

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