### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/17 Gillies Street, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$790,000		&		\$850,000			
Median sale pi	rice							
Median price	\$953,500	Pro	operty Type	Unit			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	7/3 Littlewood St HAMPTON 3188	\$880,000	09/02/2024
2	8/50 Fewster Rd HAMPTON 3188	\$879,000	27/11/2023
3	10/44 Highett Rd HAMPTON 3188	\$810,000	21/10/2023

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:

26/03/2024 12:27



# HODGES





**Property Type:** Unit Agent Comments

Indicative Selling Price \$790,000 - \$850,000 Median Unit Price December quarter 2023: \$953,500

## **Comparable Properties**



7/3 Littlewood St HAMPTON 3188 (VG)



Price: \$880,000 Method: Sale Date: 09/02/2024 Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



8/50 Fewster Rd HAMPTON 3188 (REI/VG)



Price: \$879,000 Method: Private Sale Date: 27/11/2023 Property Type: Unit Land Size: 220 sqm approx



10/44 Highett Rd HAMPTON 3188 (REI/VG)



Agent Comments

Price: \$810,000 Method: Auction Sale Date: 21/10/2023 Property Type: Apartment Land Size: 143 sqm approx

#### Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



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