

# 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

2/17 Gillies 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 \$790,000 & \$850,000

### Median sale price

Median price \$953,500 Property Type Unit Suburb Hampton

Period - From 01/10/2023 to 31/12/2023 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	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



 2    1    1

**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)**

**Agent Comments**

 2    -    -

**Price:** \$880,000

**Method:** Sale

**Date:** 09/02/2024

**Property Type:** Flat/Unit/Apartment (Res)



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

**Agent Comments**

 2    1    2

**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**

 2    1    1

**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