

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

2/20 David Street, Hampton Vic 3188

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$971,500 Property Type Unit Suburb Hampton

Period - From 01/01/2023 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	3/20 David St HAMPTON 3188	\$910,000	24/02/2024
2	1/13 Foam St HAMPTON 3188	\$907,000	17/01/2024
3	2/10 Heath St SANDRINGHAM 3191	\$907,000	10/02/2024

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:

24/02/2024 13:24



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$880,000 - \$940,000
Median Unit Price
Year ending December 2023: \$971,500

Comparable Properties

3/20 David St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$910,000
Method:
Date: 24/02/2024
Property Type: Unit



1/13 Foam St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$907,000
Method: Private Sale
Date: 17/01/2024
Property Type: Unit
Land Size: 749 sqm approx



2/10 Heath St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$907,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit
Land Size: 151 sqm approx