

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

2/62 Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,640,000

Property Type Townhouse

Suburb Hampton

Period - From 08/07/2023

to 07/07/2024

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	102 Bamfield St SANDRINGHAM 3191	\$1,500,000	28/03/2024
2	1/15 Thomas St HAMPTON 3188	\$1,469,500	12/05/2024
3	1/12b Austin Rd HAMPTON 3188	\$1,370,000	08/06/2024

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:

08/07/2024 13:32



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



102 Bamfield St SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 28/03/2024

Property Type: House

Land Size: 250 sqm approx



1/15 Thomas St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,469,500

Method: Private Sale

Date: 12/05/2024

Property Type: Townhouse (Res)



1/12b Austin Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 08/06/2024

Property Type: House (Res)