

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

20 Ocean Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,650,000

&

\$3,850,000

Median sale price

Median price \$2,464,000

Property Type House

Suburb Hampton

Period - From 01/07/2023

to 30/09/2023

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	42b Beach Rd HAMPTON 3188	\$3,800,000	29/07/2023
2	42a Beach Rd HAMPTON 3188	\$3,650,000	06/11/2023
3	32 Orlando St HAMPTON 3188	\$3,640,000	25/08/2023

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:

26/12/2023 22:44

20 Ocean Street, Hampton Vic 3188

**Jellis
Craig**

Melina Scriva

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Indicative Selling Price

\$3,650,000 - \$3,850,000

Median House Price

September quarter 2023: \$2,464,000



Property Type:

Agent Comments

Comparable Properties



42b Beach Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$3,800,000

Method: Private Sale

Date: 29/07/2023

Property Type: Townhouse (Single)



42a Beach Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$3,650,000

Method: Private Sale

Date: 06/11/2023

Property Type: Townhouse (Single)

Land Size: 325 sqm approx



32 Orlando St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$3,640,000

Method: Sold Before Auction

Date: 25/08/2023

Property Type: House (Res)

Land Size: 420 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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