

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

15/358-360 HAMPTON STREET HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Hampton

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

12/269-273 HAMPTON STREET HAMPTON VIC 3188	\$745,000	09-Nov-23
2/9-11 ARTHUR STREET SANDRINGHAM VIC 3191	\$690,000	24-Feb-24
9/76 BAY ROAD SANDRINGHAM VIC 3191	\$660,000	07-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 27 February 2024



**12/269-273 HAMPTON STREET
HAMPTON VIC 3188**

 2  2  -

Sold Price

\$745,000

Sold Date **09-Nov-23**

Distance **0.07km**



**2/9-11 ARTHUR STREET
SANDRINGHAM VIC 3191**

 2  1  -

Sold Price

^{RS} **\$690,000**

Sold Date **24-Feb-24**

Distance **0.56km**



**9/76 BAY ROAD SANDRINGHAM
VIC 3191**

 2  1  1

Sold Price

\$660,000

Sold Date **07-Oct-23**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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