Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27 Prince Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,700,000		&		\$2,970,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11 Roslyn St BRIGHTON 3186	\$2,920,000	18/11/2023
2	158 Dendy St BRIGHTON EAST 3187	\$2,850,000	16/11/2023
3	30 Summerhill Rd BRIGHTON EAST 3187	\$2,791,000	09/09/2023

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:

30/01/2024 16:13







Property Type: House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$2,700,000 - \$2,970,000 Median House Price Year ending December 2023: \$2,450,000

Comparable Properties



11 Roslyn St BRIGHTON 3186 (REI)



Price: \$2,920,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 604 sqm approx Agent Comments

Agent Comments



Price: \$2,850,000 Method: Private Sale Date: 16/11/2023 Property Type: House

Land Size: 627 sqm approx

3

3



30 Summerhill Rd BRIGHTON EAST 3187 (REI/VG)

158 Dendy St BRIGHTON EAST 3187 (REI/VG) Agent Comments

2



Price: \$2,791,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 780 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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