

# 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

3/1 Thomas Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### 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	7/2 Sandringham Rd SANDRINGHAM 3191	\$1,175,000	10/02/2024
2	5/21 Alicia St HAMPTON 3188	\$1,100,000	02/12/2023
3			

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:

09/04/2024 10:46

3/1 Thomas Street, Hampton Vic 3188



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9589 6077

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

Year ending December 2023: \$971,500



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**7/2 Sandringham Rd SANDRINGHAM 3191 (REI)**

Agent Comments

2 1 1

**Price:** \$1,175,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Unit



**5/21 Alicia St HAMPTON 3188 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Unit

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.

**Account - Hodges** | P: 03 9589 6077 | F: 03 9589 1597



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