

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

3/34 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$937,000 Property Type Unit Suburb Hampton

Period - From 01/04/2023 to 31/03/2024 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	5/156 Bay Rd SANDRINGHAM 3191	\$843,000	12/01/2024
2	2/17 Gillies St HAMPTON 3188	\$835,000	27/04/2024
3	4/247 Hampton St HAMPTON 3188	\$810,000	13/03/2024

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:

21/05/2024 12:26



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median Unit Price
Year ending March 2024: \$937,000

Comparable Properties



5/156 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

2 1 1

Price: \$843,000
Method: Private Sale
Date: 12/01/2024
Property Type: Unit
Land Size: 148 sqm approx



2/17 Gillies St HAMPTON 3188 (REI) **Agent Comments**

2 1 1

Price: \$835,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit



4/247 Hampton St HAMPTON 3188 (REI/VG) **Agent Comments**

2 1 1

Price: \$810,000
Method: Sold Before Auction
Date: 13/03/2024
Property Type: Apartment

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