

# 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

308/2 Willis Lane, 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 \$350,000 & \$385,000

### Median sale price

Median price \$890,000 Property Type Unit Suburb Hampton

Period - From 01/01/2023 to 31/03/2023 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	213/2 Willis La HAMPTON 3188	\$385,000	20/01/2023
2	311/2 Willis La HAMPTON 3188	\$360,000	15/02/2023
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:

21/06/2023 09:37

Ryan Castles  
03 9521 9800  
0499 003 879  
ryan.castles@belleproperty.com



**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median Unit Price**  
March quarter 2023: \$890,000

## Comparable Properties



213/2 Willis La HAMPTON 3188 (REI/VG)

**Agent Comments**



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 20/01/2023  
**Property Type:** Apartment



311/2 Willis La HAMPTON 3188 (VG)

**Agent Comments**



**Price:** \$360,000  
**Method:** Sale  
**Date:** 15/02/2023  
**Property Type:** Subdivided Flat - Single OYO Flat

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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840**