## 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

4/247 Hampton Street, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$750,000		&		\$820,000			
Median sale p	rice							
Median price	\$990,000	Pro	operty Type	Unit			Suburb	Hampton
Period - From	22/02/2023	to	21/02/2024		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	7/36 Crisp St HAMPTON 3188	\$900,000	30/08/2023
2	5/72 Holyrood St HAMPTON 3188	\$817,000	18/11/2023
3	6/1A Mills St HAMPTON 3188	\$762,000	02/02/2024

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:

22/02/2024 08:39









Rooms: 4 Property Type: Unit Land Size: 1229.703 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$820,000 Median Unit Price 22/02/2023 - 21/02/2024: \$990,000

# **Comparable Properties**



7/36 Crisp St HAMPTON 3188 (REI/VG)

5/72 Holyrood St HAMPTON 3188 (REI/VG)

**1** 

Price: \$900,000 Method: Private Sale Date: 30/08/2023 Property Type: Apartment Agent Comments

Agent Comments



Price: \$817,000 Method: Auction Sale Date: 18/11/2023 Property Type: Unit

2



6/1A Mills St HAMPTON 3188 (REI)



Agent Comments

Price: \$762,000 Method: Private Sale Date: 02/02/2024 Property Type: Apartment

#### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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