

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 consumer.vic.gov.au/underquoting

Range between \$750,000 & \$820,000

Median sale price

Median price \$990,000 Property Type Unit Suburb Hampton

Period - From 22/02/2023 to 21/02/2024 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	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



2 1 0

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)

Agent Comments

2 2 1

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



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

Agent Comments

2 1 1

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



6/1A Mills St HAMPTON 3188 (REI)

Agent Comments

2 1 1

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

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