

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 405c/10 Koolkuna Lane, Hampton Vic 3188

Indicative selling price

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

Single price \$1,080,000

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	11/45 Grenville St HAMPTON 3188	\$1,100,000	24/02/2024
2	49/15 Beach Rd HAMPTON 3188	\$1,030,000	02/03/2024
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:

24/04/2024 16:09



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,080,000

Median Unit Price

Year ending March 2024: \$937,000

Comparable Properties



11/45 Grenville St HAMPTON 3188 (REI)

Agent Comments

2 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment



49/15 Beach Rd HAMPTON 3188 (REI)

Agent Comments

2 2 2

Price: \$1,030,000

Method: Private Sale

Date: 02/03/2024

Property Type: Apartment

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