

# 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

42A Beach Road, 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 \$3,800,000 & \$4,000,000

### Median sale price

Median price \$2,150,000 Property Type House Suburb Hampton

Period - From 01/04/2023 to 30/06/2023 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	42B Beach Rd HAMPTON 3188	\$3,800,000	29/07/2023
2			
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:

29/08/2023 11:20

Joel Fredman  
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 5  3  2

**Rooms:** 8  
**Property Type:** Townhouse (Res)  
**Land Size:** 325 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,800,000 - \$4,000,000  
**Median House Price**  
June quarter 2023: \$2,150,000

## Comparable Properties

42B Beach Rd HAMPTON 3188 (REI)

Agent Comments

 3  2  4

**Price:** \$3,800,000  
**Method:**  
**Date:** 29/07/2023  
**Property Type:** Townhouse (Single)

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 - Fredman Property Group



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