

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

43 Grout Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,900,000

&

\$1,975,000

Median sale price

Median price \$1,637,500

Property Type Townhouse

Suburb Hampton

Period - From 07/05/2023

to 06/05/2024

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	45b Duncan St SANDRINGHAM 3191	\$1,930,000	12/03/2024
2	31 Whyte St BRIGHTON 3186	\$1,925,000	23/12/2023
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:

07/05/2024 15:20



Property Type: Townhouse

Agent Comments

Comparable Properties



45b Duncan St SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$1,930,000

Method: Private Sale

Date: 12/03/2024

Property Type: Townhouse (Res)

Land Size: 342 sqm approx



31 Whyte St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,925,000

Method: Private Sale

Date: 23/12/2023

Property Type: Townhouse (Single)

Land Size: 217 sqm approx

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.