

# 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 56 Raynes Park 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 \$1,600,000 & \$1,760,000

### Median sale price

Median price \$2,210,000 Property Type House Suburb Hampton

Period - From 01/07/2022 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	6 Frances St HIGHETT 3190	\$1,880,000	11/01/2023
2	41 Duncan St SANDRINGHAM 3191	\$1,750,000	25/02/2023
3	75 Highett Rd HAMPTON 3188	\$1,705,000	23/05/2023

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: 27/07/2023 11:32



3   1   2

**Property Type:** House  
**Land Size:** 809 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
Year ending June 2023: \$2,210,000

## Comparable Properties



**6 Frances St HIGHETT 3190 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,880,000  
**Method:** Private Sale  
**Date:** 11/01/2023  
**Property Type:** House  
**Land Size:** 855 sqm approx



**41 Duncan St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 25/02/2023  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx



**75 Highett Rd HAMPTON 3188 (REI)**

**Agent Comments**

4   1   2

**Price:** \$1,705,000  
**Method:** Private Sale  
**Date:** 23/05/2023  
**Property Type:** House  
**Land Size:** 704 sqm approx