

# 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

70b Highett 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 \$1,975,000 & \$2,100,000

### Median sale price

Median price \$1,637,500 Property Type Townhouse Suburb Hampton

Period - From 23/05/2023 to 22/05/2024 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	28 Green Pde SANDRINGHAM 3191	\$2,050,000	03/04/2024
2	3 Denton St BRIGHTON EAST 3187	\$2,010,000	12/12/2023
3	23b Tatong Rd BRIGHTON EAST 3187	\$1,975,000	30/11/2023

**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:

23/05/2024 10:59



4 3 3

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,975,000 - \$2,100,000

**Median Townhouse Price**

23/05/2023 - 22/05/2024: \$1,637,500

## Comparable Properties



**28 Green Pde SANDRINGHAM 3191 (REI)**

Agent Comments

4 3 2

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 03/04/2024

**Property Type:** Townhouse (Res)



**3 Denton St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$2,010,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** Townhouse (Single)

**Land Size:** 306 sqm approx



**23b Tatong Rd BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,975,000

**Method:** Private Sale

**Date:** 30/11/2023

**Property Type:** Townhouse (Single)

**Land Size:** 842 sqm approx

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