

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 81b Raynes Park Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

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

Period - From 21/05/2023 to 20/05/2024 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	22c Duncan St SANDRINGHAM 3191	\$2,200,000	27/02/2024
2	19b Vunabere Av BENTLEIGH 3204	\$1,975,000	26/04/2024
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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: 21/05/2024 14:21



Property Type:
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median Townhouse Price
21/05/2023 - 20/05/2024: \$1,637,500

Comparable Properties



22c Duncan St SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 27/02/2024
Property Type: Townhouse (Res)
Land Size: 322 sqm approx



19b Vunabere Av BENTLEIGH 3204 (REI) Agent Comments



Price: \$1,975,000
Method: Private Sale
Date: 26/04/2024
Property Type: Townhouse (Single)
Land Size: 336 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.

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