Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

211/2 Willis Lane, Hampton Vic 3188
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Indicative selling price

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

Median sale price

Median price	\$952,500	Pro	perty Type	Unit		Suburb	Hampton
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	128/18-34 Station St SANDRINGHAM 3191	\$347,000	27/11/2024
2	101/2 Willis La HAMPTON 3188	\$370,000	25/10/2024
3	406/2 Willis La HAMPTON 3188	\$350,000	12/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/01/2025 14:13
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Property Type: Apartment Agent Comments

Indicative Selling Price \$340,000 - \$370,000 Median Unit Price Year ending December 2024: \$952,500

Comparable Properties



128/18-34 Station St SANDRINGHAM 3191 (REI)

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a 1

Price: \$347,000 Method: Private Sale Date: 27/11/2024

Property Type: Apartment

Agent Comments



101/2 Willis La HAMPTON 3188 (REI/VG)

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Agent Comments

Price: \$370,000 Method: Private Sale Date: 25/10/2024 Property Type: Unit

406/2 Willis La HAMPTON 3188 (REI/VG)

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Agent Comments



Price: \$350,000 Method: Private Sale Date: 12/10/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200





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