

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

102 Willis Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,675,000

&

\$1,775,000

Median sale price

Median price \$2,580,500

Property Type House

Suburb Hampton

Period - From 01/01/2021

to

31/03/2021

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	35 Grange Rd SANDRINGHAM 3191	\$1,800,000	15/05/2021
2	13 Storey Av HAMPTON 3188	\$1,785,000	08/05/2021
3	71 Fewster Rd HAMPTON 3188	\$1,760,000	28/04/2021

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:

23/06/2021 13:21

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Indicative Selling Price

\$1,675,000 - \$1,775,000

Median House Price

March quarter 2021: \$2,580,500



3 1 1

Rooms: 5

Property Type: House (Res)

Land Size: 375 sqm approx

Agent Comments

Comparable Properties



35 Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)



13 Storey Av HAMPTON 3188 (REI)

Agent Comments

3 1 2

Price: \$1,785,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)



71 Fewster Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,760,000

Method: Sold Before Auction

Date: 28/04/2021

Property Type: House (Res)

Land Size: 437 sqm approx