

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

8/8 Alicia Street, Hampton Vic 3188

Indicative selling price

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

Range between \$565,000 & \$600,000

Median sale price

Median price \$858,500

Property Type Unit

Suburb Hampton

Period - From 24/06/2020

to 23/06/2021

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	2/8 Alicia St HAMPTON 3188	\$625,500	04/02/2021
2	3/519 Hampton St HAMPTON 3188	\$550,000	04/02/2021
3	5/349-351 Bluff Rd HAMPTON 3188	\$550,000	02/02/2021

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:

24/06/2021 12:35

8/8 Alicia Street, Hampton Vic 3188



2 1 1

Rooms: 4
Property Type: Flat
Agent Comments

Indicative Selling Price

\$565,000 - \$600,000

Median Unit Price

24/06/2020 - 23/06/2021: \$858,500

Comparable Properties

2/8 Alicia St HAMPTON 3188 (VG)

Agent Comments

2 - -

Price: \$625,500
Method: Sale
Date: 04/02/2021
Property Type: Flat/Unit/Apartment (Res)



3/519 Hampton St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 04/02/2021
Property Type: Apartment



5/349-351 Bluff Rd HAMPTON 3188 (VG)

Agent Comments

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Price: \$550,000
Method: Sale
Date: 02/02/2021
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133