

## 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

21/56 Beach 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

\$625,000

&

\$687,500

#### Median sale price

Median price

\$815,000

House

Unit

X

Suburb

Hampton

Period - From

01/10/2018

to

31/12/2018

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	110/18-34 Station St SANDRINGHAM 3191	\$665,000	29/11/2018
2	410/427 Hampton St HAMPTON 3188	\$639,000	21/01/2019
3	8/22a Fernhill Rd SANDRINGHAM 3191	\$631,000	13/10/2018

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.

21/56 Beach Road, Hampton Vic 3188



**Rooms:**  
**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$625,000 - \$687,500  
**Median Unit Price**  
December quarter 2018: \$815,000

## Comparable Properties



**110/18-34 Station St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**



**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 29/11/2018  
**Rooms:** -  
**Property Type:** Apartment



**410/427 Hampton St HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$639,000  
**Method:** Private Sale  
**Date:** 21/01/2019  
**Rooms:** -  
**Property Type:** Apartment



**8/22a Fernhill Rd SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**



**Price:** \$631,000  
**Method:** Auction Sale  
**Date:** 13/10/2018  
**Rooms:** -  
**Property Type:** Unit