

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

7a Porter Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,230,000

Property Type Unit

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	116a Ludstone St HAMPTON 3188	\$1,710,000	23/06/2021
2	7/15 Thomas St HAMPTON 3188	\$1,670,000	10/05/2021
3	7b Porter St HAMPTON 3188	\$1,715,000	18/03/2021

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:

06/07/2021 11:37



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



116a Ludstone St HAMPTON 3188 (REI)

Agent Comments

 3  2  2

Price: \$1,710,000

Method: Private Sale

Date: 23/06/2021

Property Type: Townhouse (Single)

Land Size: 340 sqm approx



7/15 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,670,000

Method: Private Sale

Date: 10/05/2021

Property Type: Townhouse (Single)



7b Porter St HAMPTON 3188 (REI)

Agent Comments

 4  3  2

Price: \$1,715,000

Method: Sold Before Auction

Date: 18/03/2021

Property Type: Townhouse (Res)