

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

206/2 Willis Lane, Hampton Vic 3188

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$1,018,500

House

Unit

X

Suburb

Hampton

Period - From

01/07/2017

to

30/09/2017

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	3/96 Station St SANDRINGHAM 3191	\$435,000	24/05/2017
2	106/2 Willis La HAMPTON 3188	\$295,000	08/08/2017
3	311/2 Willis La HAMPTON 3188	\$290,000	29/06/2017

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.~~

206/2 Willis Lane, Hampton Vic 3188

Chisholm&Gamon

Brett Mahoney

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Indicative Selling Price

\$320,000

Median Unit Price

September quarter 2017: \$1,018,500



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/96 Station St SANDRINGHAM 3191 (REI/VG) **Agent Comments**



Price: \$435,000

Method: Private Sale

Date: 24/05/2017

Rooms: -

Property Type: Unit



106/2 Willis La HAMPTON 3188 (REI/VG) **Agent Comments**



Price: \$295,000

Method: Private Sale

Date: 08/08/2017

Rooms: 2

Property Type: Unit



311/2 Willis La HAMPTON 3188 (REI) **Agent Comments**



Price: \$290,000

Method: Private Sale

Date: 29/06/2017

Rooms: 2

Property Type: Apartment