

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

1/16 Wave Street, Hampton Vic 3188

Indicative selling price

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

Range between \$750,000

&

\$820,000

Median sale price

Median price \$837,500

Property Type Unit

Suburb Hampton

Period - From 01/04/2020

to 30/06/2020

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	4/121 Thomas St HAMPTON 3188	\$810,000	07/05/2020
2	2/31 Sims St SANDRINGHAM 3191	\$810,000	08/04/2020
3			

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:

02/10/2020 09:39



Property Type: Unit

Agent Comments

Comparable Properties



4/121 Thomas St HAMPTON 3188 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 07/05/2020

Property Type: Unit



2/31 Sims St SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 08/04/2020

Rooms: 3

Property Type: Unit

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.