

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

71a Orlando Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,600,000

&

\$2,700,000

Median sale price

Median price \$1,640,000

Property Type Townhouse

Suburb Hampton

Period - From 24/10/2023

to

23/10/2024

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	202/1a Deakin St.S HAMPTON 3188	\$2,610,000	01/08/2024
2	132b Linacre Rd HAMPTON 3188	\$2,650,000	11/06/2024
3	13b Kanowna St HAMPTON 3188	\$2,670,000	06/06/2024

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:

24/10/2024 09:59



3 2 3

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,700,000

Median Townhouse Price

24/10/2023 - 23/10/2024: \$1,640,000

Comparable Properties



202/1a Deakin St.S HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$2,610,000

Method: Private Sale

Date: 01/08/2024

Property Type: Unit



132b Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$2,650,000

Method: Private Sale

Date: 11/06/2024

Property Type: Townhouse (Single)

Land Size: 364 sqm approx



13b Kanowna St HAMPTON 3188 (VG)

Agent Comments

3 - -

Price: \$2,670,000

Method: Sale

Date: 06/06/2024

Property Type: House (Res)

Land Size: 377 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400