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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$2,600,000		&		\$2,700,000			
Median sale p	rice							
Median price	\$1,640,000	Pro	operty Type	Том	nhouse		Suburb	Hampton
Period - From	24/10/2023	to	23/10/2024		So	urce	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.

Ade	dress 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.

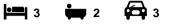
This Statement of Information was prepared on:

24/10/2024 09:59









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



Price: \$2,610,000 Method: Private Sale Date: 01/08/2024 Property Type: Unit

3

132b Linacre Rd HAMPTON 3188 (REI/VG)

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

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Agent Comments

Agent Comments



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

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



propertydata

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