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

4/237 Hampton Street, Hampton Vic 3188

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

| Median price | $890,000 | Property Type | Unit | Suburb | Hampton |

Period - From 01/01/2023 to 31/03/2023   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	102/41 Crisp St HAMPTON 3188	$795,000	09/03/2023
2	13/93 Highett Rd HAMPTON 3188	$725,000	12/01/2023
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: 09/05/2023 15:42

Sarah Korbel
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Indicative Selling Price
$700,000 - $750,000
Median Unit Price
March quarter 2023: $890,000

🛏 2   🛁 1   🚗 1

Property Type: Apartment

Agent Comments

Comparable Properties

102/41 Crisp St HAMPTON 3188 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $795,000
Method: Private Sale
Date: 09/03/2023
Property Type: Apartment
Land Size: 75 sqm approx

Agent Comments

13/93 Highett Rd HAMPTON 3188 (REI/VG)

🛏 2   🛁 2   🚗 2

Price: $725,000
Method: Private Sale
Date: 12/01/2023
Property Type: Apartment

Agent Comments

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.