

# 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](http://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

4/237 Hampton Street, Hampton Vic 3188

**NICK JOHNSTONE**  
*your personal agent*

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)**

Agent Comments

2 1 1

**Price:** \$795,000

**Method:** Private Sale

**Date:** 09/03/2023

**Property Type:** Apartment

**Land Size:** 75 sqm approx



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

Agent Comments

2 2 2

**Price:** \$725,000

**Method:** Private Sale

**Date:** 12/01/2023

**Property Type:** Apartment

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.

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



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