

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

12/78 Holyrood Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$930,000

&

\$990,000

Median sale price

Median price

\$1,090,000

Property Type

Unit

Suburb

Hampton

Period - From

01/04/2020

to

31/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	5/17 Tennyson St BRIGHTON 3186	\$925,000	06/05/2021
2	12/39 Holyrood St HAMPTON 3188	\$860,000	29/04/2021
3	1/13 Fewster Rd HAMPTON 3188	\$930,000	04/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

14/06/2021 17:26

12/78 Holyrood Street, Hampton Vic 3188

ATRIA
REAL ESTATE

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Indicative Selling Price

\$930,000 - \$990,000

Median Unit Price

Year ending March 2021: \$1,090,000



2 1.5 2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Study

Comparable Properties



5/17 Tennyson St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$925,000

Method: Sold Before Auction

Date: 06/05/2021

Property Type: Apartment



12/39 Holyrood St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$860,000

Method: Private Sale

Date: 29/04/2021

Property Type: Unit



1/13 Fewster Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$930,000

Method: Auction Sale

Date: 04/03/2021

Property Type: Apartment

Account - Atria Real Estate



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.