

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

6a Bridge Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,275,500

Property Type Unit

Suburb Hampton

Period - From 01/04/2021

to

30/06/2021

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	2 Walker Av HAMPTON 3188	\$1,370,000	16/06/2021
2	13a Orlando St HAMPTON 3188	\$1,307,000	24/04/2021
3	14 James Cr HAMPTON 3188	\$1,425,000	27/03/2021

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:

04/08/2021 11:12



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Unit Price
June quarter 2021: \$1,275,500

Comparable Properties



2 Walker Av HAMPTON 3188 (REI)

Agent Comments



Price: \$1,370,000
Method: Auction Sale
Date: 16/06/2021
Property Type: Townhouse (Res)
Land Size: 260 sqm approx



13a Orlando St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,307,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Townhouse (Res)



14 James Cr HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,425,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 260 sqm approx