

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

9a Chislehurst Road, Hampton Vic 3188

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

Median sale price

Median price \$1,662,000

Property Type Townhouse

Suburb Hampton

Period - From 04/02/2021

to

03/02/2022

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	88a Linacre Rd HAMPTON 3188	\$2,150,000	11/12/2021
2	1a Walker Av HAMPTON 3188	\$2,120,000	09/10/2021
3	538 Bluff Rd HAMPTON 3188	\$1,930,000	27/11/2021

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:

04/02/2022 15:22

9a Chislehurst Road, Hampton Vic 3188



4 3 2

Property Type: Townhouse
Land Size: 388 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,100,000
Median Townhouse Price
04/02/2021 - 03/02/2022: \$1,662,000

Comparable Properties



88a Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$2,150,000
Method: Auction Sale
Date: 11/12/2021
Property Type: Townhouse (Res)
Land Size: 362 sqm approx



1a Walker Av HAMPTON 3188 (VG)

Agent Comments

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Price: \$2,120,000
Method: Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 335 sqm approx



538 Bluff Rd HAMPTON 3188 (VG)

Agent Comments

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Price: \$1,930,000
Method: Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 410 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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