

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 103/358-360 Hampton Street, Hampton Vic 3188

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$950,000 Property Type Unit Suburb Hampton

Period - From 23/08/2023 to 22/08/2024 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	206/358 Hampton St HAMPTON 3188	\$650,000	12/04/2024
2	3/520-522 Hampton St HAMPTON 3188	\$710,000	09/04/2024
3	2/9-11 Arthur St SANDRINGHAM 3191	\$690,000	24/02/2024

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: 23/08/2024 14:07



Property Type:
Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

23/08/2023 - 22/08/2024: \$950,000

Comparable Properties



206/358 Hampton St HAMPTON 3188 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 12/04/2024

Property Type: Apartment



3/520-522 Hampton St HAMPTON 3188 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 09/04/2024

Property Type: Apartment



2/9-11 Arthur St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment

Account - Matthew Iaco & Associates Pty Ltd | P: 03 9532 8845