

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

1/93 Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between \$730,000

&

\$800,000

Median sale price

Median price \$950,000

Property Type Unit

Suburb Hampton

Period - From 01/01/2020

to 31/12/2020

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	2/1 Barr St BRIGHTON EAST 3187	\$807,000	02/12/2020
2	2/119 Wickham Rd HAMPTON EAST 3188	\$800,000	27/01/2021
3	202/6 Dart St HIGHETT 3190	\$755,000	21/01/2021

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:

02/03/2021 12:36



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median Unit Price
Year ending December 2020: \$950,000

Comparable Properties



2/1 Barr St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$807,000
Method: Private Sale
Date: 02/12/2020
Property Type: Townhouse (Single)
Land Size: 102 sqm approx



2/119 Wickham Rd HAMPTON EAST 3188 (VG)

Agent Comments

2 - -

Price: \$800,000
Method: Sale
Date: 27/01/2021
Property Type: Flat/Unit/Apartment (Res)



202/6 Dart St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$755,000
Method: Private Sale
Date: 21/01/2021
Property Type: Apartment