

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

1/5-9 Service Street, Hampton Vic 3188

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$953,000

Property Type Unit

Suburb Hampton

Period - From 29/07/2019

to

28/07/2020

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	36 Barnett St HAMPTON 3188	\$1,025,000	24/03/2020
2	5/312 Hampton St HAMPTON 3188	\$955,000	15/02/2020
3	5/121 Thomas St HAMPTON 3188	\$950,000	13/03/2020

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:

29/07/2020 18:57

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Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

29/07/2019 - 28/07/2020: \$953,000



2 1 1

Property Type: Strata Unit/Flat

Land Size: 340 sqm approx

Agent Comments

Comparable Properties

36 Barnett St HAMPTON 3188 (VG)

Agent Comments

2 - -

Price: \$1,025,000

Method: Sale

Date: 24/03/2020

Property Type: Development Site (Res)

Land Size: 323 sqm approx

5/312 Hampton St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$955,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Unit

5/121 Thomas St HAMPTON 3188 (VG)

Agent Comments

2 - -

Price: \$950,000

Method: Sale

Date: 13/03/2020

Property Type: Flat/Unit/Apartment (Res)