

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

8 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between \$4,150,000

&

\$4,550,000

Median sale price

Median price \$2,580,500

Property Type House

Suburb Hampton

Period - From 01/01/2021

to 31/03/2021

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	5 Hoyt St HAMPTON 3188	\$4,160,000	12/03/2021
2	24 Gordon St HAMPTON 3188	\$4,510,000	18/12/2020
3			

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:

15/06/2021 15:52



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Property Type: House
Land Size: 976 sqm approx
Agent Comments

Indicative Selling Price
\$4,150,000 - \$4,550,000
Median House Price
March quarter 2021: \$2,580,500

Comparable Properties



5 Hoyt St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 3

Price: \$4,160,000
Method: Private Sale
Date: 12/03/2021
Property Type: House
Land Size: 1021 sqm approx



24 Gordon St HAMPTON 3188 (REI/VG)

Agent Comments

5 2 2

Price: \$4,510,000
Method: Private Sale
Date: 18/12/2020
Property Type: House
Land Size: 1088 sqm approx

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.