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 1/27 Willis Street, Hampton Vic 3188	Including suburb and
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000

Median sale price

Median price	\$2,495,000	Pro	perty Type	House		Suburb	Hampton
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	5B Heath St SANDRINGHAM 3191	\$1,400,000	30/11/2024
2	1 Ivison Way HAMPTON 3188	\$1,310,000	15/11/2024
3	2/524 Bluff Rd HAMPTON 3188	\$1,395,000	30/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/02/2025 15:53









Property Type: House

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending December 2024: \$2,495,000

Comparable Properties



5B Heath St SANDRINGHAM 3191 (REI/VG)

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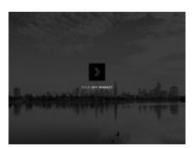


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Agent Comments

Price: \$1,400,000 **Method:** Auction Sale **Date:** 30/11/2024

Property Type: Townhouse (Res)



1 Ivison Way HAMPTON 3188 (REI/VG)

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Agent Comments

Price: \$1,310,000 Method: Private Sale Date: 15/11/2024 Property Type: House Land Size: 247 sqm approx



2/524 Bluff Rd HAMPTON 3188 (REI/VG)

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Price: \$1,395,000 Method: Private Sale Date: 30/10/2024 Property Type: House Land Size: 434 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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