

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

9 Porter Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,595,000

&

\$1,754,500

Median sale price

Median price \$2,187,500

Property Type House

Suburb Hampton

Period - From 01/10/2020

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	32 Clyde St HIGHETT 3190	\$1,710,000	21/11/2020
2	8 Redholme St MOORABBIN 3189	\$1,656,000	12/02/2021
3	370 Bluff Rd SANDRINGHAM 3191	\$1,630,000	06/02/2021

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:

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Indicative Selling Price

\$1,595,000 - \$1,754,500

Median House Price

December quarter 2020: \$2,187,500



Property Type:

Agent Comments

Wonderful investment opportunity close to the Bay and All Amenities... This property is a Must to the Astute Investor - on 629m2 of prime land and opportunity to Develop or Build 2 Town Houses - (STCA) - Must be Quick...

Comparable Properties

32 Clyde St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,710,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)

Land Size: 596 sqm approx



8 Redholme St MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,656,000

Method: Private Sale

Date: 12/02/2021

Property Type: House (Res)

Land Size: 665 sqm approx



370 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,630,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 647 sqm approx