

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

5/21 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,390,000

&

\$1,490,000

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	55b Raynes Park Rd HAMPTON 3188	\$1,490,000	18/11/2020
2	120a Bay Rd SANDRINGHAM 3191	\$1,420,000	23/12/2020
3	6/172 Beach Rd SANDRINGHAM 3191	\$1,400,000	14/01/2021

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:

04/03/2021 09:09



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,390,000 - \$1,490,000

Median House Price

December quarter 2020: \$2,187,500

Comparable Properties



55b Raynes Park Rd HAMPTON 3188 (REI/VG) **Agent Comments**

3 2 1

Price: \$1,490,000

Method: Sold Before Auction

Date: 18/11/2020

Property Type: Townhouse (Res)

Land Size: 217 sqm approx



120a Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

2 2 1

Price: \$1,420,000

Method: Private Sale

Date: 23/12/2020

Property Type: Townhouse (Single)

Land Size: 163 sqm approx



6/172 Beach Rd SANDRINGHAM 3191 (REI) **Agent Comments**

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 14/01/2021

Property Type: Apartment