

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3/78 Holyrood Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$975,000

### Median sale price

Median price \$1,105,000 Property Type Unit Suburb Hampton

Period - From 01/10/2020 to 30/09/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	204/4 Littlewood St HAMPTON 3188	\$930,000	23/11/2021
2	364/226 Bay Rd SANDRINGHAM 3191	\$929,000	27/10/2021
3	15/78 Holyrood St HAMPTON 3188	\$925,000	27/08/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/12/2021 18:43

3/78 Holyrood Street, Hampton Vic 3188

**ATRIA**  
REAL ESTATE

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**Indicative Selling Price**

\$950,000 - \$975,000

**Median Unit Price**

Year ending September 2021: \$1,105,000



2 2 1

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**204/4 Littlewood St HAMPTON 3188 (REI)**

**Agent Comments**

2 2 1

**Price:** \$930,000

**Method:** Private Sale

**Date:** 23/11/2021

**Property Type:** Apartment



**364/226 Bay Rd SANDRINGHAM 3191 (REI)**

**Agent Comments**

2 2 2

**Price:** \$929,000

**Method:** Private Sale

**Date:** 27/10/2021

**Property Type:** Apartment



**15/78 Holyrood St HAMPTON 3188 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 27/08/2021

**Property Type:** Apartment

**Account - Atria Real Estate**



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