

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

408/2 WILLIS LANE HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Hampton

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

107/18-34 STATION STREET SANDRINGHAM VIC 3191	\$375,000	17-Nov-23
20/62-72 BAY ROAD SANDRINGHAM VIC 3191	\$365,000	07-Sep-23
16/93 HIGHETT ROAD HAMPTON VIC 3188	\$380,000	08-Jan-24

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 6 months.

This Statement of Information was prepared on: 08 February 2024



**107/18-34 STATION STREET
 SANDRINGHAM VIC 3191**

 1  1  1

Sold Price ^{RS} **\$375,000** ^{UN} Sold Date **17-Nov-23**

Distance **1.29km**



**20/62-72 BAY ROAD
 SANDRINGHAM VIC 3191**

 1  1  1

Sold Price **\$365,000** Sold Date **07-Sep-23**

Distance **1.69km**



**16/93 HIGHETT ROAD HAMPTON
 VIC 3188**

 1  1  1

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **08-Jan-24**

Distance **1.94km**

RS = Recent sale **UN** = Undisclosed Sale

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