

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

3/13 Small Street, Hampton Vic 3188

Indicative selling price

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

Single price

\$1,025,000

Median sale price

Median price

\$955,000

Property Type

Unit

Suburb

Hampton

Period - From

01/10/2023

to

30/09/2024

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	Price	Date of sale
1	28 Lonsdale Av HAMPTON EAST 3188	\$1,026,000	23/10/2024
2	4/243 Bluff Rd SANDRINGHAM 3191	\$1,025,000	09/10/2024
3	4/269 Bluff Rd SANDRINGHAM 3191	\$1,035,000	21/08/2024

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:

04/11/2024 17:17



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,025,000

Median Unit Price

Year ending September 2024: \$955,000

Comparable Properties



28 Lonsdale Av HAMPTON EAST 3188 (REI)

Agent Comments

2 1 2

Price: \$1,026,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: House (Res)

Land Size: 282 sqm approx



4/243 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,025,000

Method: Private Sale

Date: 09/10/2024

Property Type: Townhouse (Single)



4/269 Bluff Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,035,000

Method: Private Sale

Date: 21/08/2024

Property Type: Townhouse (Single)

Land Size: 158 sqm approx

Account - Jellis Craig | P: 03 9194 1200