

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

5B Coombe Avenue, Hampton Vic 3188

Indicative selling price

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

Range between \$1,990,000 & \$2,189,000

Median sale price

Median price \$2,525,000 Property Type House Suburb Hampton

Period - From 14/11/2023 to 13/11/2024 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	19 Ocean St HAMPTON 3188	\$2,000,000	03/07/2024
2	81b Raynes Park Rd HAMPTON 3188	\$2,095,000	03/07/2024
3	2b Roydon St HAMPTON EAST 3188	\$2,110,000	19/06/2024

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:

14/11/2024 10:49



Property Type:
Agent Comments

Indicative Selling Price
\$1,990,000 - \$2,189,000
Median House Price
14/11/2023 - 13/11/2024: \$2,525,000

Comparable Properties



19 Ocean St HAMPTON 3188 (VG)

Agent Comments



Price: \$2,000,000
Method: Sale
Date: 03/07/2024
Property Type: Flat/Unit/Apartment (Res)



81b Raynes Park Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,095,000
Method: Private Sale
Date: 03/07/2024
Property Type: Townhouse (Res)
Land Size: 383 sqm approx



2b Roydon St HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$2,110,000
Method: Sold Before Auction
Date: 19/06/2024
Property Type: Townhouse (Res)
Land Size: 350 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400