

# 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

20A Alicia Street, Hampton Vic 3188

### Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

### Median sale price

Median price \$2,541,500

Property Type House

Suburb Hampton

Period - From 01/01/2024

to

31/03/2024

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	39a Beach Rd HAMPTON 3188	\$3,000,000	04/05/2024
2	2/42 Crisp St HAMPTON 3188	\$2,950,000	15/11/2023
3			

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:

07/05/2024 17:29

20A Alicia Street, Hampton Vic 3188

Jellis  
Craig

Melina Scriva  
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0419 348 606

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**Indicative Selling Price**

\$2,900,000 - \$3,190,000

**Median House Price**

March quarter 2024: \$2,541,500



4 3 2

**Property Type:**

Agent Comments

## Comparable Properties



**39a Beach Rd HAMPTON 3188 (REI)**

Agent Comments

4 3 2

**Price:** \$3,000,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** House (Res)



**2/42 Crisp St HAMPTON 3188 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$2,950,000

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** House

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.

**Account - Jellis Craig | P: 03 9194 1200**



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