

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

202/427 Hampton Street, Hampton Vic 3188

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$950,000

Property Type

Unit

Suburb

Hampton

Period - From

26/11/2019

to

25/11/2020

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	6/11 Railway Cr HAMPTON 3188	\$615,000	14/07/2020
2	5/11 Railway Cr HAMPTON 3188	\$590,000	16/10/2020
3	304/427 Hampton St HAMPTON 3188	\$455,000	07/06/2020

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:

26/11/2020 11:08

202/427 Hampton Street, Hampton Vic 3188

**Jellis
Craig**

Simone Tindall

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Indicative Selling Price

\$575,000

Median Unit Price

26/11/2019 - 25/11/2020: \$950,000



 2  1  1

Property Type: Apartment

Land Size: 60 approx. sqm approx

Agent Comments

Comparable Properties



6/11 Railway Cr HAMPTON 3188 (REI/VG)

Agent Comments

 2  1  1

Price: \$615,000

Method: Private Sale

Date: 14/07/2020

Property Type: Apartment



5/11 Railway Cr HAMPTON 3188 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method: Private Sale

Date: 16/10/2020

Property Type: Apartment



304/427 Hampton St HAMPTON 3188 (REI/VG)

Agent Comments

 1  1  1

Price: \$455,000

Method: Private Sale

Date: 07/06/2020

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.