

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

31 Alicia Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,750,000

&

\$3,025,000

Median sale price

Median price \$2,580,500

Property Type House

Suburb Hampton

Period - From 01/01/2021

to 31/03/2021

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	14 Alicia St HAMPTON 3188	\$2,970,000	15/05/2021
2	16 Alicia St HAMPTON 3188	\$2,900,000	25/03/2021
3	20 Alicia St HAMPTON 3188	\$2,571,100	12/12/2020

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:

08/06/2021 15:07



Rooms: 4

Property Type: House (Res)

Land Size: 963 sqm approx

Agent Comments

Comparable Properties



14 Alicia St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,970,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 771 sqm approx



16 Alicia St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,900,000

Method: Sold Before Auction

Date: 25/03/2021

Property Type: House (Res)

Land Size: 770 sqm approx



20 Alicia St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,571,100

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 863 sqm approx