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	31 Alicia Street, Hampton Vic 3188
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$2,750,000	&	\$3,025,000
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Median sale price

Median price	\$2,580,500	Pro	perty 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.

Ad	dress 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

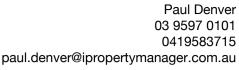
OR

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







Indicative Selling Price \$2,750,000 - \$3,025,000 **Median House Price** March quarter 2021: \$2,580,500





Rooms: 4

Property Type: House (Res) Land Size: 963 sqm approx

Agent Comments

Comparable Properties



14 Alicia St HAMPTON 3188 (REI)



Price: \$2,970,000 Method: Auction Sale Date: 15/05/2021

Property Type: House (Res) Land Size: 771 sqm approx

Agent Comments



16 Alicia St HAMPTON 3188 (REI)





Price: \$2,900,000

Method: Sold Before Auction

Date: 25/03/2021

Property Type: House (Res) Land Size: 770 sqm approx

Agent Comments



20 Alicia St HAMPTON 3188 (REI/VG)





Price: \$2,571,100 Method: Auction Sale Date: 12/12/2020

Property Type: House (Res) Land Size: 863 sqm approx Agent Comments

Account - IPropertyManager | P: 03 9597 0101



