

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

7b Valerian Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,622,500 Property Type House Suburb Hampton

Period - From 01/01/2021 to 31/12/2021 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	10A Acheron Ct HAMPTON EAST 3188	\$1,935,000	12/02/2022
2	12A Austin Rd HAMPTON 3188	\$1,915,000	09/10/2021
3	6A Daff Av HAMPTON EAST 3188	\$1,860,000	02/10/2021

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:

06/03/2022 15:16



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

Year ending December 2021: \$2,622,500

Comparable Properties



10A Acheron Ct HAMPTON EAST 3188 (REI)

Agent Comments

4 2 1

Price: \$1,935,000

Method: Sold Before Auction

Date: 12/02/2022

Property Type: Townhouse (Res)

Land Size: 327.60 sqm approx



12A Austin Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 4 2

Price: \$1,915,000

Method: Auction Sale

Date: 09/10/2021

Property Type: Townhouse (Res)



6A Daff Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$1,860,000

Method: Sold Before Auction

Date: 02/10/2021

Property Type: Townhouse (Res)

Land Size: 332 sqm approx