

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

8/334 HAMPTON STREET HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

Property type

Unit

Suburb

Hampton

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

7/237 HAMPTON STREET HAMPTON VIC 3188	\$650,000	01-Jul-22
8/269-273 HAMPTON STREET HAMPTON VIC 3188	\$710,000	13-Feb-22

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 6 months.

This Statement of Information was prepared on: 02 June 2023



**7/237 HAMPTON STREET
HAMPTON VIC 3188**

2 1 1

Sold Price **\$650,000** Sold Date **01-Jul-22**

Distance **0.07km**



**8/269-273 HAMPTON STREET
HAMPTON VIC 3188**

2 2 2

Sold Price **\$710,000** Sold Date **13-Feb-22**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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