

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

1 Bateman Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,150,000

&

\$3,300,000

Median sale price

Median price \$2,307,500

Property Type House

Suburb Hampton

Period - From 01/07/2020

to

30/06/2021

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	23 Prince St HAMPTON 3188	\$3,200,000	29/06/2021
2			
3			

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:

16/07/2021 22:24



 5  2  4

Property Type: House

Agent Comments

Indicative Selling Price

\$3,150,000 - \$3,300,000

Median House Price

Year ending June 2021: \$2,307,500

Comparable Properties



23 Prince St HAMPTON 3188 (REI)

Agent Comments

 5  3  2

Price: \$3,200,000

Method: Private Sale

Date: 29/06/2021

Property Type: House (Res)

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.