

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

34 May Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,350,000

&

\$2,450,000

Median sale price

Median price \$3,120,000

Property Type House

Suburb Hampton

Period - From 01/07/2021

to

30/09/2021

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	15 Imbros St HAMPTON 3188	\$2,400,000	11/05/2021
2	93 Willis St HAMPTON 3188	\$2,380,000	03/11/2021
3	8 Gillies St HAMPTON 3188	\$2,325,000	06/10/2021

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:

09/11/2021 15:32

34 May Street, Hampton Vic 3188

Jellis Craig

Melina Scriva

9194 1200

0419 348 606

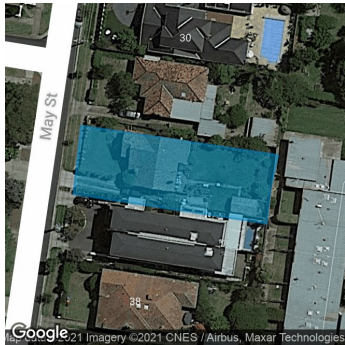
melinascriva@jellisrcraig.com.au

Indicative Selling Price

\$2,350,000 - \$2,450,000

Median House Price

September quarter 2021: \$3,120,000



Property Type: House (Previously Occupied - Detached)

Land Size: 714 sqm approx

Agent Comments

Comparable Properties



15 Imbros St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 11/05/2021

Property Type: House

Land Size: 685 sqm approx



93 Willis St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,380,000

Method: Auction Sale

Date: 03/11/2021

Property Type: House (Res)

Land Size: 605 sqm approx



8 Gillies St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,325,000

Method: Sold Before Auction

Date: 06/10/2021

Property Type: House (Res)

Land Size: 675 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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