

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

29a Olive Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,640,000

Property Type Townhouse

Suburb Hampton

Period - From 24/10/2023

to 23/10/2024

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 | 108b Thomas St HAMPTON 3188 | \$1,668,800 | 09/08/2024 |
| 2 | 32 Teddington Rd HAMPTON 3188 | \$1,680,000 | 20/06/2024 |
| 3 | 3/21 Leonard St HAMPTON EAST 3188 | \$1,605,000 | 15/06/2024 |

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:

24/10/2024 13:00



4 3 2

Property Type: Townhouse (Res)

Land Size: 460 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

24/10/2023 - 23/10/2024: \$1,640,000

Comparable Properties



108b Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$1,668,800

Method: Private Sale

Date: 09/08/2024

Property Type: Townhouse (Res)

Land Size: 329 sqm approx



32 Teddington Rd HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,680,000

Method: Private Sale

Date: 20/06/2024

Property Type: Townhouse (Single)

Land Size: 291 sqm approx



3/21 Leonard St HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 3 2

Price: \$1,605,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Townhouse (Res)