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

303/25 Small Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,095,000	Pro	operty Type	Unit			Suburb	Hampton
Period - From	01/07/2024	to	30/09/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	108/88 Bay Rd SANDRINGHAM 3191	\$1,200,000	07/06/2024
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:

08/11/2024 14:12



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Property Type: Apartment Agent Comments

Lana Samuels 9645 9699 0435 165 633 lana@whitefoxrealestate.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Unit Price September quarter 2024: \$1,095,000

Agent Comments

Comparable Properties



108/88 Bay Rd SANDRINGHAM 3191 (REI/VG)

Price: \$1,200,000 Method: Private Sale Date: 07/06/2024 Property Type: Apartment

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.

Account - Whitefox Real Estate | P: 96459699

propertydata



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