

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

313/2 Willis Lane, Hampton Vic 3188

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$858,000

Property Type Unit

Suburb Hampton

Period - From 06/04/2019

to

05/04/2020

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	403/427 Hampton St HAMPTON 3188	\$472,000	24/02/2020
2	202/18-34 Station St SANDRINGHAM 3191	\$462,000	12/02/2020
3	107/2 Willis La HAMPTON 3188	\$425,000	01/03/2020

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:

06/04/2020 14:55



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

06/04/2019 - 05/04/2020: \$858,000

Comparable Properties



403/427 Hampton St HAMPTON 3188 (REI/VG) Agent Comments

1 1 1

Price: \$472,000

Method: Private Sale

Date: 24/02/2020

Property Type: Apartment



202/18-34 Station St SANDRINGHAM 3191 (REI/VG) Agent Comments

1 1 1

Price: \$462,000

Method: Private Sale

Date: 12/02/2020

Property Type: Apartment



107/2 Willis La HAMPTON 3188 (REI/VG) Agent Comments

1 1 1

Price: \$425,000

Method: Private Sale

Date: 01/03/2020

Property Type: Apartment