

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

16b Conifer Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,100,000

&

\$2,250,000

Median sale price

Median price \$2,585,000

Property Type House

Suburb Hampton

Period - From 01/07/2021

to

30/06/2022

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	67a Grange Rd SANDRINGHAM 3191	\$2,150,000	16/08/2022
2	4 Little Field St HAMPTON 3188	\$2,130,000	07/10/2022
3	72 Raynes Park Rd HAMPTON 3188	\$2,101,000	16/09/2022

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:

11/10/2022 11:12



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



67a Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$2,150,000

Method: Private Sale

Date: 16/08/2022

Property Type: House



4 Little Field St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$2,130,000

Method: Private Sale

Date: 07/10/2022

Property Type: House



72 Raynes Park Rd HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$2,101,000

Method: Sold Before Auction

Date: 16/09/2022

Property Type: Townhouse (Res)

Land Size: 399 sqm approx