

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

12/95 Highett Road, Hampton Vic 3188

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$965,000

Property Type

Unit

Suburb

Hampton

Period - From

01/01/2020

to

31/03/2020

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	1/349-351 Bluff Rd HAMPTON 3188	\$490,000	04/05/2020
2	323/222 Bay Rd SANDRINGHAM 3191	\$485,000	23/03/2020
3	401/6 Station St MOORABBIN 3189	\$465,000	17/02/2020

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:

12/05/2020 11:11



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$480,000

Median Unit Price

March quarter 2020: \$965,000

Comparable Properties



1/349-351 Bluff Rd HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$490,000

Method: Private Sale

Date: 04/05/2020

Property Type: Apartment

323/222 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

2 - -

Price: \$485,000

Method: Sale

Date: 23/03/2020

Property Type: Flat/Unit/Apartment (Res)



401/6 Station St MOORABBIN 3189 (REI/VG)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 17/02/2020

Rooms: 3

Property Type: Apartment