

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

25/15 BEACH ROAD HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

Unit

Suburb

Hampton

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

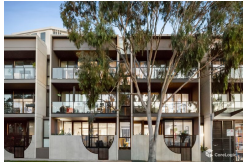
Date of sale

1/25 SMALL STREET HAMPTON VIC 3188	\$1,400,000	26-Sep-23
2/44 CRISP STREET HAMPTON VIC 3188	\$1,320,000	07-Jul-23
1/71 ABBOTT STREET SANDRINGHAM VIC 3191	-	25-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 09 October 2023



1/25 SMALL STREET HAMPTON VIC 3188 Sold Price ^{RS} **\$1,400,000** Sold Date **26-Sep-23**

 3  2  2

Distance **0.7km**



2/44 CRISP STREET HAMPTON VIC 3188 Sold Price **\$1,320,000** Sold Date **07-Jul-23**

 3  1  2

Distance **1.21km**



1/71 ABBOTT STREET SANDRINGHAM VIC 3191 Sold Price

^{RS UN} Sold Date **25-Aug-23**

 2  2  1

Distance **1.97km**

RS = Recent sale **UN** = Undisclosed Sale

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