

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

18 Ivy Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,670,000

Property Type Townhouse

Suburb Hampton

Period - From 26/04/2021

to

25/04/2022

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	7a Charles St HAMPTON 3188	\$1,890,000	19/02/2022
2	2 Carolyn St HAMPTON 3188	\$1,795,000	02/03/2022
3	55 Kingston St HAMPTON 3188	\$1,740,000	26/03/2022

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:

26/04/2022 15:15

18 Ivy Street, Hampton Vic 3188



Shelley Orfanellis

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Indicative Selling Price

\$1,700,000 - \$1,850,000

Median Townhouse Price

26/04/2021 - 25/04/2022: \$1,670,000



3 2.5 3

Property Type: Townhouse

Agent Comments

Comparable Properties



7a Charles St HAMPTON 3188 (REI)

Agent Comments

3 2 1

Price: \$1,890,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Townhouse (Res)



2 Carolyn St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$1,795,000

Method: Sold Before Auction

Date: 02/03/2022

Property Type: House (Res)



55 Kingston St HAMPTON 3188 (REI)

Agent Comments

3 2 4

Price: \$1,740,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 382 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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