

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

14/44-46 Highett 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$859,250

Property type

Unit

Suburb

Hampton

Period-from

01 Mar 2020

to

28 Feb 2021

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

10/44-46 Highett Road Hampton VIC 3188	\$705,000	13-Nov-20
11/86 Fewster Road Hampton VIC 3188	\$720,000	17-Nov-20
2/165 Bay Road Sandringham VIC 3191	\$735,000	20-Nov-20

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: 19 March 2021

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10/44-46 Highett Road Hampton VIC 3188

 2  1  1

Sold Price

\$705,000

Sold Date **13-Nov-20**

Distance

0.04km



11/86 Fewster Road Hampton VIC 3188

 2  1  2

Sold Price

\$720,000

Sold Date **17-Nov-20**

Distance

0.87km



2/165 Bay Road Sandringham VIC 3191

 2  1  2

Sold Price

\$735,000

Sold Date **20-Nov-20**

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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