

# 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

3a Ozone Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,275,500

Property Type Unit

Suburb Hampton

Period - From 01/04/2021

to 30/06/2021

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	2c Leith Cr HAMPTON EAST 3188	\$1,310,000	03/07/2021
2	2/2 Mills St HAMPTON 3188	\$1,261,000	21/06/2021
3	5/200 Bay Rd SANDRINGHAM 3191	\$1,258,000	10/07/2021

**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:

25/09/2021 11:58



3 2 1

**Property Type:** Townhouse

**Land Size:** 313 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median Unit Price**

June quarter 2021: \$1,275,500

## Comparable Properties



**2c Leith Cr HAMPTON EAST 3188 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** House (Res)

**Land Size:** 269 sqm approx



**2/2 Mills St HAMPTON 3188 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,261,000

**Method:** Private Sale

**Date:** 21/06/2021

**Property Type:** Townhouse (Single)



**5/200 Bay Rd SANDRINGHAM 3191 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,258,000

**Method:** Auction Sale

**Date:** 10/07/2021

**Property Type:** Townhouse (Res)