

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	2/308 Hampton Street, Hampton Vic 3188
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,102,930	Hou	ISC	Unit	Х	Suburb	Hampton
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	4/5 Walker Av HAMPTON 3188	\$1,100,000	16/12/2017
2	4/388 Bluff Rd SANDRINGHAM 3191	\$1,090,000	24/01/2018
3	28/170 Beach Rd SANDRINGHAM 3191	\$1,017,500	16/12/2017

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.

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





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Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,030,000 **Median Unit Price** December quarter 2017: \$1,102,930

Comparable Properties



4/5 Walker Av HAMPTON 3188 (REI/VG)





Price: \$1,100,000 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



4/388 Bluff Rd SANDRINGHAM 3191 (REI)







Price: \$1,090,000 Method: Private Sale Date: 24/01/2018

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments



28/170 Beach Rd SANDRINGHAM 3191 (REI)





Agent Comments

Price: \$1,017,500 Method: Auction Sale Date: 16/12/2017

Rooms: 4

Property Type: Townhouse (Res)

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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