

# 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

10/237 Thomas 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 \$750,000 & \$800,000

### Median sale price

Median price \$1,230,000 Property Type Unit Suburb Hampton

Period - From 01/01/2021 to 31/03/2021 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	6/121 Thomas St HAMPTON 3188	\$900,000	10/03/2021
2	4/32 Linacre Rd HAMPTON 3188	\$840,000	10/11/2020
3	6/8-12 Keiller St HAMPTON EAST 3188	\$786,000	27/02/2021

**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:

24/04/2021 15:54



2   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median Unit Price**  
March quarter 2021: \$1,230,000

## Comparable Properties



6/121 Thomas St HAMPTON 3188 (REI)

**Agent Comments**

2   1   1

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 10/03/2021  
**Property Type:** Unit



4/32 Linacre Rd HAMPTON 3188 (REI/VG)

**Agent Comments**

2   1   2

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 10/11/2020  
**Property Type:** Unit



6/8-12 Keiller St HAMPTON EAST 3188 (REI)

**Agent Comments**

2   1   2

**Price:** \$786,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Rooms:** 4  
**Property Type:** Unit