

## 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

7/35 Willis 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 \$1,400,000

&amp;

\$1,500,000

**Median sale price**

Median price \$940,000

House

Unit

X

Suburb Hampton

Period - From 01/07/2017

to 30/06/2018

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	7/58 Station St SANDRINGHAM 3191	\$1,500,000	14/09/2018
2	G.04/23-25 Crisp St HAMPTON 3188	\$1,470,000	13/04/2018
3	2/37-39 Willis St HAMPTON 3188	\$1,450,000	23/08/2018

**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.



2   -  

**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 338 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median Unit Price**  
Year ending June 2018: \$940,000

## Comparable Properties



7/58 Station St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

3   2   1

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 14/09/2018  
**Rooms:** -  
**Property Type:** Apartment

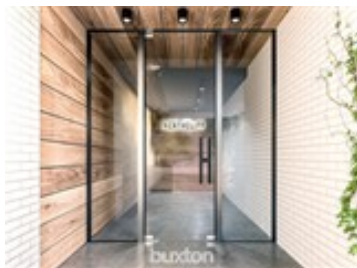


G.04/23-25 Crisp St HAMPTON 3188 (REI)

[Agent Comments](#)

3   2   -

**Price:** \$1,470,000  
**Method:** Private Sale  
**Date:** 13/04/2018  
**Rooms:** -  
**Property Type:** Apartment



2/37-39 Willis St HAMPTON 3188 (REI)

[Agent Comments](#)

3   2   3

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 23/08/2018  
**Rooms:** 6  
**Property Type:** Townhouse (Res)