

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

13/45 Grenville 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

\$830,000

&

\$880,000

### Median sale price

Median price

\$971,000

Property Type

Unit

Suburb

Hampton

Period - From

01/10/2019

to

30/09/2020

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	203/43 Willis St HAMPTON 3188	\$950,000	23/07/2020
2	3/8 Willis St HAMPTON 3188	\$865,000	30/05/2020
3	206/4 Fernhill Rd SANDRINGHAM 3191	\$830,000	25/05/2020

**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:

01/10/2020 09:28

13/45 Grenville Street, Hampton Vic 3188

**HODGES**

Errol Driver

9589 6077

0418 342 570

edriver@hodges.com.au

**Indicative Selling Price**

\$830,000 - \$880,000

**Median Unit Price**

01/10/2019 - 30/09/2020: \$971,000



2 2 2

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**203/43 Willis St HAMPTON 3188 (REI)**

**Agent Comments**

2 2 1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 23/07/2020

**Property Type:** Apartment



**3/8 Willis St HAMPTON 3188 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$865,000

**Method:** Auction Sale

**Date:** 30/05/2020

**Property Type:** Townhouse (Res)



**206/4 Fernhill Rd SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$830,000

**Method:** Private Sale

**Date:** 25/05/2020

**Property Type:** Apartment

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



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.