

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 6/35-37 Littlewood Street, Hampton Vic 3188

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$1,310,000

Property Type Unit

Suburb Hampton

Period - From 01/07/2020

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	3/8 Willis St HAMPTON 3188	\$865,000	30/05/2020
2	14/39-41 Holyrood St HAMPTON 3188	\$858,000	13/07/2020
3	2/18 Collingwood St SANDRINGHAM 3191	\$850,000	10/10/2020

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:

13/10/2020 15:45



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$850,000

Median Unit Price

September quarter 2020: \$1,310,000

Comparable Properties



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)



14/39-41 Holyrood St HAMPTON 3188 (REI/VG) Agent Comments

2 1 1

Price: \$858,000

Method: Auction Sale

Date: 13/07/2020

Property Type: Villa



2/18 Collingwood St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$850,000

Method: Auction Sale

Date: 10/10/2020

Property Type: Unit