

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

204/427 Hampton Street Hampton VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,000

Property type

Unit

Suburb

Hampton

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

5/11 Railway Crescent Hampton VIC 3188	\$590,000	16-Oct-20
6/11 Railway Crescent Hampton VIC 3188	\$615,000	15-Jul-20

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 6 months.

This Statement of Information was prepared on: 25 January 2021

**5/11 Railway Crescent Hampton VIC 3188** Sold Price**\$590,000** Sold Date **16-Oct-20**2  1  1 Distance **0.45km****6/11 Railway Crescent Hampton VIC 3188** Sold Price**\$615,000** Sold Date **15-Jul-20**2  1  1 Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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