

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1&2/12b Austin Road, Hampton, VIC 3188

Indicative selling price

\$1,300,000 - \$1,400,000

Range between

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

Median sale price

Median price
\$ 781,000

Unit

*Delete house or unit as applicable

Suburb
HAMPTON

Period
06/09/2018 - 05/03/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



6/53 BAY ROAD
SANDRINGHAM

4 3 2

Agents Advice - Sale Price Withheld
Date Sold 04/01/2019
Land 197 sqm



5/55 ROYAL AVENUE
SANDRINGHAM

3 2 2

Normal Sale \$1,340,000
Date Sold 27/10/2018
Land 404 sqm



1/142 BAY ROAD
SANDRINGHAM

3 2 2

Normal Sale \$1,360,000
Date Sold 17/09/2018
Land 250 sqm