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<br>Including suburb and postcode | 1/36A Holyrood Street, Hampton Vic 3188 |

## Indicative selling price

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

Range between $1,300,000 & $1,400,000

## Median sale price

Median price $2,500,000 Property Type House Suburb Hampton

Period - From 01/07/2023 to 30/06/2024 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 | 1/18 Collington Av BRIGHTON 3186 | $1,410,000 | 01/06/2024 |
| 2 | 1/12b Austin Rd HAMPTON 3188 | $1,370,000 | 08/06/2024 |
| 3 | 1d Bridge St HAMPTON 3188 | $1,310,000 | 23/03/2024 |

**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: 17/07/2024 11:16

# 1/36A Holyrood Street, Hampton Vic 3188




3 2.5 2

**Property Type:**
Divorce/Estate/Family Transfers
**Land Size:** 277 sqm approx

Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,400,000
**Median House Price**
Year ending June 2024: $2,500,000

## Comparable Properties



**1/18 Collington Av BRIGHTON 3186 (REI)**

3 2 1

**Price:** $1,410,000
**Method:** Auction Sale
**Date:** 01/06/2024
**Property Type:** Townhouse (Res)

Agent Comments



**1/12b Austin Rd HAMPTON 3188 (REI)**

3 2 2

**Price:** $1,370,000
**Method:** Auction Sale
**Date:** 08/06/2024
**Property Type:** House (Res)

Agent Comments



**1d Bridge St HAMPTON 3188 (REI/VG)**

3 2 1

**Price:** $1,310,000
**Method:** Auction Sale
**Date:** 23/03/2024
**Property Type:** Townhouse (Res)
**Land Size:** 245 sqm approx

Agent Comments

**Account** - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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