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	2a Barnett Street, Hampton Vic 3188

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,632,500 Property Type Townhouse Suburb Hampton

Period - From 13/04/2022 to 12/04/2023 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	22a Fewster Rd HAMPTON 3188	$1,465,000	25/03/2023
2	2/82 Ludstone St HAMPTON 3188	$1,392,500	29/10/2022
3	2/64 Sargood St HAMPTON 3188	$1,385,000	25/03/2023

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: 13/04/2023 12:55

2a Barnett Street, Hampton Vic 3188

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3 1.5 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median Townhouse Price
13/04/2022 - 12/04/2023: $1,632,500

Comparable Properties



22a Fewster Rd HAMPTON 3188 (REI)

3 1 2

Price: $1,465,000
Method:
Date: 25/03/2023
Property Type: Townhouse (Single)

Agent Comments

2/82 Ludstone St HAMPTON 3188 (REI/VG)

2 2 1

Price: $1,392,500
Method: Auction Sale
Date: 29/10/2022
Property Type: Townhouse (Res)

Agent Comments



2/64 Sargood St HAMPTON 3188 (REI)

3 2 2

Price: $1,385,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Townhouse (Res)
Land Size: 484 sqm approx

Agent Comments

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