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	2/34 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $874,500 Property Type Unit Suburb Hampton

Period - From 15/08/2023 to 14/08/2024 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	6/56 Beach Rd HAMPTON 3188	$695,000	09/07/2024
2	3/34 Linacre Rd HAMPTON 3188	$740,000	08/07/2024
3	12/237 Hampton St HAMPTON 3188	$765,000	20/06/2024

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: 15/08/2024 09:16

2/34 Linacre Road, Hampton Vic 3188

Nick Sinclair
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$680,000 - $740,000
Median Unit Price
15/08/2023 - 14/08/2024: $874,500

Comparable Properties



6/56 Beach Rd HAMPTON 3188 (REI)

2 1 1

Price: $695,000
Method: Private Sale
Date: 09/07/2024
Property Type: Unit

Agent Comments



3/34 Linacre Rd HAMPTON 3188 (REI)

2 1 1

Price: $740,000
Method: Private Sale
Date: 08/07/2024
Property Type: Unit

Agent Comments



12/237 Hampton St HAMPTON 3188 (REI/VG)

2 1 2

Price: $765,000
Method: Private Sale
Date: 20/06/2024
Property Type: Unit

Agent Comments

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