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	104/28 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $985,000 Property Type Unit Suburb Hampton

Period - From 01/04/2024 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		
2		
3		

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: 26/08/2024 12:16

104/28 Linacre Road, Hampton Vic 3188

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Property Type: Apartment

Agent Comments

Promising a lifestyle of indulgent luxury within the acclaimed Piper complex, designed by renowned Fender Katsalidis; this sumptuous two bedroom plus study apartment enjoys a private aspect in a prime locale, a short walk from coveted swimming beaches, vibrant Hampton Street retail precinct.

Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
June quarter 2024: $985,000

Comparable Properties

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.

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