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	28 Alicia Street, Hampton Vic 3188

Indicative selling price

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

Range between $3,400,000 & $3,600,000

Median sale price

Median price $2,540,000 Property Type House Suburb Hampton

Period - From 07/11/2023 to 06/11/2024 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	22 Margarita St HAMPTON 3188	$3,600,000	15/09/2024
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: 07/11/2024 17:44

28 Alicia Street, Hampton Vic 3188



4 3 2

Property Type: House
Land Size: 801 sqm approx

Agent Comments

Indicative Selling Price
$3,400,000 - $3,600,000
Median House Price
07/11/2023 - 06/11/2024: $2,540,000

Comparable Properties



22 Margarita St HAMPTON 3188 (REI/VG)

5 2 2

Price: $3,600,000
Method: Sold Before Auction
Date: 15/09/2024
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

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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