# 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 | 1/8 Highett Road, Hampton VIC 3188 |

## Indicative selling price

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

Range between $830,000 & $880,000

## Median sale price

Median price $931,250 Property Type Unit Suburb Hampton

Period - From 24/07/2024 to 23/01/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 3/156 Bay Road Sandringham | $925,000 | 20/08/2024 |
| 8/39 Holyrood Street Hampton VIC 3188 | $840,000 | 03/12/2024 |
| 2/89 Bay Road Sandringham VIC 3191 | $845,000 | 13/11/2024 |

This Statement of Information was prepared on: 24/01/2025