

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

105/2-4 Littlewood Street, Hampton Vic 3188

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,072,500 Property Type Unit Suburb Hampton

Period - From 07/09/2020 to 06/09/2021 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	305/12 Railway Wlk.N HAMPTON 3188	\$850,000	15/04/2021
2	104/41 Crisp St HAMPTON 3188	\$845,000	06/04/2021
3	7/44 Highett Rd HAMPTON 3188	\$829,000	19/06/2021

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:

07/09/2021 17:05



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

07/09/2020 - 06/09/2021: \$1,072,500

Comparable Properties



305/12 Railway Wk.N HAMPTON 3188 (REI)

Agent Comments



Price: \$850,000

Method: Sold Before Auction

Date: 15/04/2021

Property Type: Apartment

104/41 Crisp St HAMPTON 3188 (VG)

Agent Comments



Price: \$845,000

Method: Sale

Date: 06/04/2021

Property Type: Strata Unit/Flat



7/44 Highett Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$829,000

Method: Auction Sale

Date: 19/06/2021

Property Type: Unit