

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

2/8 Alicia Street, Hampton Vic 3188

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$1,310,000 Property Type Unit Suburb Hampton

Period - From 01/07/2020 to 30/09/2020 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	30/56 Beach Rd HAMPTON 3188	\$635,500	02/12/2020
2	1/36 Station St SANDRINGHAM 3191	\$630,000	05/08/2020
3	13/45 Abbott St SANDRINGHAM 3191	\$610,000	31/10/2020

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:

14/01/2021 13:03



Property Type: Flat
Land Size: 1386.562 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
September quarter 2020: \$1,310,000

Comparable Properties



30/56 Beach Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$635,500
Method: Private Sale
Date: 02/12/2020
Property Type: Apartment

1/36 Station St SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$630,000
Method: Sale
Date: 05/08/2020
Property Type: Shop
Land Size: 263 sqm approx



13/45 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$610,000
Method: Auction Sale
Date: 31/10/2020
Property Type: Apartment