

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 Teddington Road Hampton VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,338,000

Property type

House

Suburb

Hampton

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

166A Were Street Brighton VIC 3186	\$2,355,000	30-Oct-21
310B Hampton Street Hampton VIC 3188	\$2,500,000	06-Oct-21
3 Ocean Street Hampton VIC 3188	\$2,600,000	21-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 19 January 2022



166A Were Street Brighton VIC 3186

Sold Price ^{RS} **\$2,355,000** ^{UN} Sold Date **30-Oct-21**

 3  2  2

Distance **1.6km**



310B Hampton Street Hampton VIC 3188

Sold Price ^{RS} **\$2,500,000** ^{UN} Sold Date **06-Oct-21**

 4  4  2

Distance **1.63km**



3 Ocean Street Hampton VIC 3188

Sold Price **\$2,600,000** Sold Date **21-Sep-21**

 3  2  2

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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