

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

36 Kingston Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,000,000 & \$2,090,000

Median sale price

Median price \$2,187,500 Property Type House Suburb Hampton

Period - From 01/10/2020 to 31/12/2020 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	40 May St HAMPTON 3188	\$2,170,000	12/12/2020
2	108 Ludstone St HAMPTON 3188	\$2,060,000	23/12/2020
3	83 Grange Rd SANDRINGHAM 3191	\$2,035,000	12/12/2020

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:

27/01/2021 15:49



4 3 2

Rooms: 10
Property Type: House (Previously Occupied - Detached)
Land Size: 680 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,090,000
Median House Price
December quarter 2020: \$2,187,500

Comparable Properties



40 May St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,170,000
Method: Private Sale
Date: 12/12/2020
Property Type: House
Land Size: 733 sqm approx



108 Ludstone St HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$2,060,000
Method: Private Sale
Date: 23/12/2020
Property Type: House
Land Size: 798 sqm approx



83 Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,035,000
Method: Private Sale
Date: 12/12/2020
Property Type: House
Land Size: 625 sqm approx