

# 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

18 Barnett Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,400,000

### 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	3 Lagnicourt St HAMPTON 3188	\$2,450,000	20/11/2020
2	6 Kyarra St HAMPTON 3188	\$2,378,000	11/10/2020
3	145 Thomas St HAMPTON 3188	\$2,300,000	19/02/2021

**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:

23/02/2021 11:40



 4  2  2

**Property Type:** House (Res)

**Land Size:** 723 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

December quarter 2020: \$2,187,500

## Comparable Properties



**3 Lagnicourt St HAMPTON 3188 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 20/11/2020

**Property Type:** House (Res)

**Land Size:** 758 sqm approx



**6 Kyarra St HAMPTON 3188 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$2,378,000

**Method:** Sold Before Auction

**Date:** 11/10/2020

**Property Type:** House (Res)

**Land Size:** 613 sqm approx



**145 Thomas St HAMPTON 3188 (REI)**

Agent Comments

 4  2  4

**Price:** \$2,300,000

**Method:** Sold Before Auction

**Date:** 19/02/2021

**Property Type:** House

**Land Size:** 757 sqm approx