

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 Grout Street, Hampton Vic 3188

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$2,210,000

House

X

Unit

Suburb

Hampton

Period - From

01/07/2017

to

30/09/2017

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	1/37-39 Willis St HAMPTON 3188	\$1,540,000	20/10/2017
2	30b Teddington Rd HAMPTON 3188	\$1,540,000	01/11/2017
3	102 Willis St HAMPTON 3188	\$1,450,000	16/09/2017

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.~~



3 2 2

Rooms:
Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
September quarter 2017: \$2,210,000

Comparable Properties



1/37-39 Willis St HAMPTON 3188 (REI)

[Agent Comments](#)

2 2 2

Price: \$1,540,000
Method: Private Sale
Date: 20/10/2017
Rooms: -
Property Type: Apartment



30b Teddington Rd HAMPTON 3188 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,540,000
Method: Private Sale
Date: 01/11/2017
Rooms: -
Property Type: Townhouse (Single)



102 Willis St HAMPTON 3188 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,450,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 375 sqm approx