

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	17 Avelin St HAMPTON 3188	\$2,475,000	15/09/2018
2	7 Rouen St HAMPTON 3188	\$2,412,500	02/06/2018
3	36 Grout St HAMPTON 3188	\$2,335,000	29/08/2018

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.



4+ 2 2

Rooms:
Property Type: House (Res)
Land Size: 659 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,300,000 - \$2,400,000
Median House Price
June quarter 2018: \$1,855,000

Comparable Properties



17 Avelin St HAMPTON 3188 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,475,000
Method: Auction Sale
Date: 15/09/2018
Rooms: 8
Property Type: House (Res)
Land Size: 603 sqm approx



7 Rouen St HAMPTON 3188 (REI)

[Agent Comments](#)

4 3 3

Price: \$2,412,500
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 710 sqm approx



36 Grout St HAMPTON 3188 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,335,000
Method: Private Sale
Date: 29/08/2018
Rooms: -
Property Type: House