

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
16 Katoomba Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,335,000 House Unit Suburb Hampton East

Period - From 01/04/2017 to 31/03/2018 Source REIV

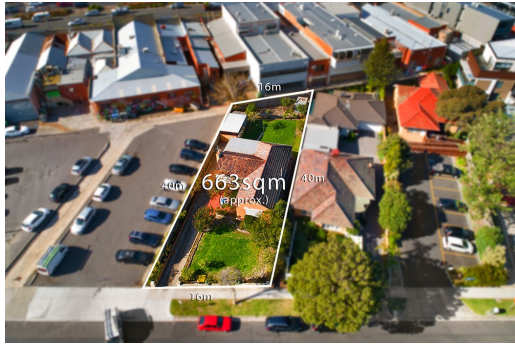
Comparable property sales (*Delete A or B below as applicable)

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	5 Kendall St HAMPTON 3188	\$1,490,000	12/12/2017
2	25 Haynes St HIGHETT 3190	\$1,430,000	16/12/2017
3	359 South Rd BRIGHTON EAST 3187	\$1,352,000	09/12/2017

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.



2 1 2

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 663 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,485,000
Median House Price
 Year ending March 2018: \$1,335,000

Comparable Properties



5 Kendall St HAMPTON 3188 (VG)

Agent Comments

3 - -

Price: \$1,490,000
Method: Sale
Date: 12/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 639 sqm approx



25 Haynes St HIGHETT 3190 (RE/IG)

Agent Comments

3 2 2

Price: \$1,430,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 719 sqm approx



359 South Rd BRIGHTON EAST 3187 (RE/IG) Agent Comments

2 1 2

Price: \$1,352,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 628 sqm approx