

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 Margarita Street, Hampton Vic 3188

Indicative selling price

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

Single price \$3,300,000

Median sale price

Median price \$1,900,000 House Unit Suburb Hampton

Period - From 01/01/2018 to 31/12/2018 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	35 Earlsfield Rd HAMPTON 3188	\$3,150,000	29/03/2019
2	36 Imbros St HAMPTON 3188	\$3,000,000	24/03/2019
3	51 Raynes Park Rd HAMPTON 3188	\$3,000,000	02/04/2019

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 3 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$3,300,000
Median House Price
Year ending December 2018: \$1,900,000

Comparable Properties



35 Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$3,150,000
Method: Private Sale
Date: 29/03/2019
Rooms: -
Property Type: House
Land Size: 674 sqm approx



36 Imbros St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$3,000,000
Method: Sold After Auction
Date: 24/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 690 sqm approx



51 Raynes Park Rd HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$3,000,000
Method: Private Sale
Date: 02/04/2019
Rooms: -
Property Type: House
Land Size: 766 sqm approx