

## 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 27a Service 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 \$1,050,000 & \$1,155,000

#### Median sale price

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

Period - From 01/10/2018 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	1/95 Thomas St HAMPTON 3188	\$1,235,000	20/10/2018
2	2/41 Linacre Rd HAMPTON 3188	\$1,180,000	01/03/2019
3	2a Neptune St SANDRINGHAM 3191	\$1,155,500	16/03/2019

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,155,000  
**Median House Price**  
 December quarter 2018: \$1,900,000

## Comparable Properties



**1/95 Thomas St HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$1,235,000  
**Method:** Auction Sale  
**Date:** 20/10/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 425 sqm approx



**2/41 Linacre Rd HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 01/03/2019  
**Rooms:** -  
**Property Type:** Unit



**2a Neptune St SANDRINGHAM 3191 (REI)**

Agent Comments



**Price:** \$1,155,500  
**Method:** Auction Sale  
**Date:** 16/03/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 354 sqm approx