

# STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address including suburb and postcode  
1/35 Prince Street, Hampton, VIC 3188

## Indicative selling price

Range between  
\$ 880,000 - \$950,000

\* For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)



## Median sale price

Median price  
\$ 1,900,000

House

\*Delete house or unit as applicable

Suburb  
HAMPTON

Period  
04/11/2018 - 03/05/2019

Source  
Price Finder

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



38 Kendall Street  
Hampton

3 1 2

**Sold Price** \*\$870,000  
**Date Sold** 30/03/2019  
**Land** 328 sqm



2 Short Street  
Hampton East

3 2 1

**Sold Price** \$936,500  
**Date Sold** 17/11/2018  
**Land** 258 sqm



35 Haynes Street  
Highett

3 1 2

**Sold Price** \$960,000  
**Date Sold** 07/12/2018  
**Land** 391 sqm