

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	1/21 Alicia St HAMPTON 3188	\$1,035,000	10/11/2018
2	36a Highett Rd HAMPTON 3188	\$957,850	19/03/2019
3	38 Kendall St HAMPTON 3188	\$870,000	30/03/2019

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.

Indicative Selling Price

\$850,000 - \$920,000

Median House Price

December quarter 2018: \$1,900,000



3 1 0

Rooms:

Property Type: Townhouse (Res)

Land Size: 151.85 sqm approx

Agent Comments

Comparable Properties



1/21 Alicia St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 2

Price: \$1,035,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: Unit

Land Size: 304 sqm approx



36a Highett Rd HAMPTON 3188 (REI)

Agent Comments

2 1 2

Price: \$957,850

Method: Private Sale

Date: 19/03/2019

Rooms: -

Property Type: House

Land Size: 372 sqm approx



38 Kendall St HAMPTON 3188 (REI)

Agent Comments

3 1 1

Price: \$870,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 328 sqm approx