

## 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	18 Chislehurst Road, Hampton Vic 3188
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#### Indicative selling price

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

Range between	\$1,500,000	&	\$1,550,000
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#### Median sale price

Median price	\$677,500	House		Unit	X	Suburb	Hampton
Period - From	01/01/2019	to	31/03/2019	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	13b Glencairn Av BRIGHTON EAST 3187	\$1,525,000	15/01/2019
2	14a Uonga Rd BENTLEIGH 3204	\$1,525,500	19/03/2019
3	295 Bluff Rd SANDRINGHAM 3191	\$1,570,000	27/02/2019

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.



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

**Indicative Selling Price**  
\$1,500,000 - \$1,550,000  
**Median Unit Price**  
March quarter 2019: \$677,500

## Comparable Properties



**13b Glencairn Av BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,525,000  
**Method:** Private Sale  
**Date:** 15/01/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 290 sqm approx



**14a Uonga Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,525,500  
**Method:** Private Sale  
**Date:** 19/03/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**295 Bluff Rd SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,570,000  
**Method:** Private Sale  
**Date:** 27/02/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 305 sqm approx