

## 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	55A and 55B Raynes Park 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	\$1,400,000	&	\$1,450,000
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#### Median sale price

Median price	\$2,162,500	House	X	Unit		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	18 Chislehurst Rd HAMPTON 3188	\$1,515,000	03/07/2019
2	67a Tibrockney St HIGHETT 3190	\$1,440,000	21/05/2019
3	70 David St HAMPTON 3188	\$1,400,000	23/03/2019

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.



3+ 2.5 1

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

**Indicative Selling Price**  
\$1,400,000 - \$1,450,000  
**Median House Price**  
March quarter 2019: \$2,162,500

## Comparable Properties



**18 Chislehurst Rd HAMPTON 3188 (REI)**

**Agent Comments**

4 3 1

**Price:** \$1,515,000  
**Method:** Private Sale  
**Date:** 03/07/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 338 sqm approx



**67a Tibrockney St HIGHETT 3190 (REI/VG)**

**Agent Comments**

4 3 1

**Price:** \$1,440,000  
**Method:** Private Sale  
**Date:** 21/05/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**70 David St HAMPTON 3188 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 23/03/2019  
**Rooms:** 5  
**Property Type:** Townhouse (Single)  
**Land Size:** 670 sqm approx