

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 13 Kendall Street, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,718,000 House X Unit Suburb Hampton

Period - From 01/04/2019 to 30/06/2019 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	14a Nepean Av HAMPTON EAST 3188	\$1,390,000	22/06/2019
2	11 Hood St HAMPTON 3188	\$1,279,000	10/04/2019
3	6 Olive St HAMPTON 3188	\$1,263,550	14/05/2019

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.



4 3 2

Rooms:
Property Type: Townhouse
(Single)
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
June quarter 2019: \$1,718,000

Comparable Properties



14a Nepean Av HAMPTON EAST 3188 (REI)

Agent Comments

4 3 1

Price: \$1,390,000
Method: Auction Sale
Date: 22/06/2019
Rooms: -
Property Type: Townhouse (Res)



11 Hood St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,279,000
Method: Private Sale
Date: 10/04/2019
Rooms: 6
Property Type: House (Res)
Land Size: 307 sqm approx



6 Olive St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,263,550
Method: Private Sale
Date: 14/05/2019
Rooms: -
Property Type: Townhouse (Single)