

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

2/26 Myrtle Road, Hampton Vic 3188

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$825,000

House

Unit

X

Suburb

Hampton

Period - From

01/07/2018

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	2/41 Linacre Rd HAMPTON 3188	\$1,180,000	01/03/2019
2	3/41 Linacre Rd HAMPTON 3188	\$1,150,000	25/02/2019
3	27a Service St HAMPTON 3188	\$1,140,000	06/04/2019

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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3 1 1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
Year ending June 2019: \$825,000

Comparable Properties



2/41 Linacre Rd HAMPTON 3188 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,180,000
Method: Private Sale
Date: 01/03/2019
Rooms: -
Property Type: Unit



3/41 Linacre Rd HAMPTON 3188 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 25/02/2019
Rooms: 6
Property Type: Townhouse (Res)

27a Service St HAMPTON 3188 (REI)

[Agent Comments](#)

2 1 2

Price: \$1,140,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: House (Res)