

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 7 Bartlett Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,150,000 House X Unit Suburb Hampton East

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	54 Spring Rd HAMPTON EAST 3188	\$1,152,000	09/08/2019
2	23 Widdop Cr HAMPTON EAST 3188	\$1,150,000	17/06/2019
3	430 Bluff Rd HAMPTON 3188	\$1,060,000	06/06/2019

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.



5 2 2

Rooms:
Property Type: House (Res)
Land Size: 639 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending June 2019: \$1,150,000

Comparable Properties



54 Spring Rd HAMPTON EAST 3188 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,152,000
Method: Private Sale
Date: 09/08/2019
Rooms: -
Property Type: House
Land Size: 604 sqm approx



23 Widdop Cr HAMPTON EAST 3188 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 17/06/2019
Rooms: -
Property Type: House
Land Size: 659 sqm approx



430 Bluff Rd HAMPTON 3188 (REI)

[Agent Comments](#)

3 1 3

Price: \$1,060,000
Method: Private Sale
Date: 06/06/2019
Rooms: -
Property Type: House
Land Size: 705 sqm approx