

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$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	29 Gavin St MOORABBIN 3189	\$1,120,000	31/08/2019

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**  
\$1,100,000 - \$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



**29 Gavin St MOORABBIN 3189 (REI)**

[Agent Comments](#)

5   2   3

**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 31/08/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 587 sqm approx