

# 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

301/386 Hampton Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$695,000

### Median sale price

Median price \$775,000

Property Type Unit

Suburb Hampton

Period - From 30/09/2018

to 29/09/2019

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	3/521 Hampton St HAMPTON 3188	\$725,000	05/04/2019
2	7/269-273 Hampton St HAMPTON 3188	\$690,000	03/08/2019
3			

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.~~

This Statement of Information was prepared on:

30/09/2019 17:06

Sam Paynter

9592 9299

0413 531 888

spaynter@rtedgar.com.au

**Indicative Selling Price**

\$695,000

**Median Unit Price**

30/09/2018 - 29/09/2019: \$775,000



**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties

3/521 Hampton St HAMPTON 3188 (VG)

Agent Comments



**Price:** \$725,000

**Method:** Sale

**Date:** 05/04/2019

**Property Type:** Flat/Unit/Apartment (Res)



7/269-273 Hampton St HAMPTON 3188 (REI)

Agent Comments



**Price:** \$690,000

**Method:** Private Sale

**Date:** 03/08/2019

**Property Type:** Apartment

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.