

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

16a Keith Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,105,500 Property Type House Suburb Hampton East

Period - From 17/10/2018 to 16/10/2019 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	35b Lonsdale Av HAMPTON EAST 3188	\$1,250,000	05/09/2019
2	27a Besant St HAMPTON EAST 3188	\$1,220,000	18/06/2019
3	113b Spring Rd HAMPTON EAST 3188	\$1,196,000	18/07/2019

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.~~

This Statement of Information was prepared on:

17/10/2019 09:37



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
17/10/2018 - 16/10/2019: \$1,105,500

Comparable Properties



35b Lonsdale Av HAMPTON EAST 3188 (REI) Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 05/09/2019
Property Type: Townhouse (Single)
Land Size: 270 sqm approx



27a Besant St HAMPTON EAST 3188 (REI/VG) Agent Comments



Price: \$1,220,000
Method: Private Sale
Date: 18/06/2019
Property Type: Townhouse (Single)
Land Size: 314 sqm approx



113b Spring Rd HAMPTON EAST 3188 (REI) Agent Comments



Price: \$1,196,000
Method: Private Sale
Date: 18/07/2019
Property Type: Townhouse (Single)