

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

22 Lawson Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,400,000 & \$1,450,000

Median sale price

Median price \$1,907,500 Property Type House Suburb Hampton

Period - From 01/10/2018 to 30/09/2019 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	20 Prince St HAMPTON 3188	\$1,500,000	16/09/2019
2	21a George St HIGHETT 3190	\$1,474,000	05/09/2019
3	70 David St HAMPTON 3188	\$1,400,000	30/06/2019

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.~~

This Statement of Information was prepared on:

07/11/2019 10:18



3 2 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,450,000
Median House Price
Year ending September 2019: \$1,907,500

Comparable Properties



20 Prince St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Private Sale
Date: 16/09/2019
Property Type: Townhouse (Single)
Land Size: 325 sqm approx



21a George St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,474,000
Method: Sold Before Auction
Date: 05/09/2019
Property Type: Townhouse (Res)
Land Size: 380 sqm approx



70 David St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 30/06/2019
Property Type: Townhouse (Single)