

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

55 Willis Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,000,000 Property Type House Suburb Hampton

Period - From 01/07/2019 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	1 St Kilian St HAMPTON 3188	\$2,150,000	30/08/2019
2	141 Thomas St HAMPTON 3188	\$2,000,000	26/10/2019
3	39 Teddington Rd HAMPTON 3188	\$2,000,000	26/10/2019

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:

12/11/2019 14:38



4 2 4

Property Type: House
Land Size: 683 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,900,000 - \$2,090,000
Median House Price
 September quarter 2019: \$2,000,000

Comparable Properties



1 St Kilian St HAMPTON 3188 (REI)

Agent Comments

5 1 3

Price: \$2,150,000
Method: Sold Before Auction
Date: 30/08/2019
Property Type: House (Res)
Land Size: 670 sqm approx



141 Thomas St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$2,000,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 657 sqm approx



39 Teddington Rd HAMPTON 3188 (REI)

Agent Comments

4 2 4

Price: \$2,000,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 766 sqm approx