

# 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

16 Kingston 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)

Range between \$1,500,000 & \$1,600,000

### 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	3a Mills St HAMPTON 3188	\$1,650,000	19/10/2019
2	21a Bright St BRIGHTON EAST 3187	\$1,625,000	14/09/2019
3	18 Chislehurst Rd HAMPTON 3188	\$1,515,000	03/07/2019

**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: 13/11/2019 14:55



3/4 2.5 2

**Property Type:** Townhouse

**Land Size:** 286 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

September quarter 2019: \$2,000,000

## Comparable Properties



**3a Mills St HAMPTON 3188 (REI)**

Agent Comments

3 2 2

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 19/10/2019

**Rooms:** 5

**Property Type:** Townhouse (Res)



**21a Bright St BRIGHTON EAST 3187 (REI)**

Agent Comments

3 2 2

**Price:** \$1,625,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** Townhouse (Res)



**18 Chislehurst Rd HAMPTON 3188 (REI/VG)**

Agent Comments

4 3 1

**Price:** \$1,515,000

**Method:** Private Sale

**Date:** 03/07/2019

**Property Type:** Townhouse (Single)

**Land Size:** 338 sqm approx