

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

4 Dane Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,281,250 Property Type House Suburb Hampton East

Period - From 01/10/2019 to 31/12/2019 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	16a Keith St HAMPTON EAST 3188	\$1,240,000	23/11/2019
3	3/10 Charming St HAMPTON EAST 3188	\$1,160,000	07/12/2019

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:

02/03/2020 11:19



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2019: \$1,281,250

Comparable Properties



35b Lonsdale Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 05/09/2019

Property Type: Townhouse (Single)

Land Size: 270 sqm approx



16a Keith St HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$1,240,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Res)

Land Size: 314 sqm approx



3/10 Charming St HAMPTON EAST 3188 (VG)

Agent Comments

3 - -

Price: \$1,160,000

Method: Sale

Date: 07/12/2019

Property Type: Strata Unit/Flat