

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 53 Teddington Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,840,000 & \$1,900,000

Median sale price

Median price \$1,880,500 Property Type House Suburb Hampton

Period - From 01/04/2019 to 31/03/2020 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	45 Kingston St HAMPTON 3188	\$1,910,000	24/02/2020
2	13 Olive St HAMPTON 3188	\$1,855,000	07/03/2020
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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: 23/06/2020 08:20



Property Type: House (Res)
Land Size: 765 sqm approx
Agent Comments

Indicative Selling Price
\$1,840,000 - \$1,900,000
Median House Price
Year ending March 2020: \$1,880,500

Comparable Properties



45 Kingston St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,910,000
Method: Private Sale
Date: 24/02/2020
Property Type: Land
Land Size: 848 sqm approx



13 Olive St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,855,000
Method: Auction Sale
Date: 07/03/2020
Rooms: 5
Property Type: House (Res)
Land Size: 720 sqm approx

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.