

# 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 46 Sargood 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,900,000 Property Type House Suburb Hampton

Period - From 06/08/2019 to 05/08/2020 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	19 Flowerdale Rd HAMPTON EAST 3188	\$1,431,000	22/02/2020
2	645 Hampton St BRIGHTON 3186	\$1,400,000	03/07/2020
3			

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: 06/08/2020 17:04



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**Property Type:** Strata Unit/Flat  
**Land Size:** 465 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
06/08/2019 - 05/08/2020: \$1,900,000

## Comparable Properties



**19 Flowerdale Rd HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,431,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Property Type:** House (Res)  
**Land Size:** 598 sqm approx



**645 Hampton St BRIGHTON 3186 (REI)**

**Agent Comments**

2   1   2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 03/07/2020  
**Property Type:** House  
**Land Size:** 485 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.