

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 The Avenue, Hampton Vic 3188

Indicative selling price

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

Range between \$2,750,000 & \$2,850,000

Median sale price

Median price \$2,520,000 Property Type House Suburb Hampton

Period - From 01/04/2020 to 30/06/2020 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	5 Bateman St HAMPTON 3188	\$2,852,000	07/08/2020
2	40 Sargood St HAMPTON 3188	\$2,803,000	30/06/2020
3	42 Holyrood St HAMPTON 3188	\$2,750,000	15/04/2020

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:

09/10/2020 11:50



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Property Type: House (Res)

Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price

\$2,750,000 - \$2,850,000

Median House Price

June quarter 2020: \$2,520,000

Comparable Properties



5 Bateman St HAMPTON 3188 (REI/VG)

Agent Comments

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Price: \$2,852,000

Method: Private Sale

Date: 07/08/2020

Property Type: House

Land Size: 700 sqm approx



40 Sargood St HAMPTON 3188 (REI/VG)

Agent Comments

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Price: \$2,803,000

Method: Private Sale

Date: 30/06/2020

Property Type: House

Land Size: 695 sqm approx



42 Holyrood St HAMPTON 3188 (VG)

Agent Comments

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Price: \$2,750,000

Method: Sale

Date: 15/04/2020

Property Type: House (Res)

Land Size: 624 sqm approx