

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

41 Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,960,000 Property Type House Suburb Hampton

Period - From 18/11/2019 to 17/11/2020 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	16 Dreadnought St SANDRINGHAM 3191	\$1,844,000	31/10/2020
2	24 Fewster Rd HAMPTON 3188	\$1,730,000	29/05/2020
3	178 Thomas St HAMPTON 3188	\$1,650,000	27/07/2020

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:

18/11/2020 08:33



4 2 3

Property Type:
Land Size: approx 670 sqm
 approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 18/11/2019 - 17/11/2020: \$1,960,000

Comparable Properties



16 Dreadnought St SANDRINGHAM 3191 (REI) Agent Comments

4 2 1

Price: \$1,844,000
Method: Auction Sale
Date: 31/10/2020
Property Type: House (Res)
Land Size: 824 sqm approx



24 Fewster Rd HAMPTON 3188 (REI/VG) Agent Comments

4 2 1

Price: \$1,730,000
Method: Private Sale
Date: 29/05/2020
Property Type: House
Land Size: 530 sqm approx



178 Thomas St HAMPTON 3188 (REI/VG) Agent Comments

4 2 2

Price: \$1,650,000
Method: Private Sale
Date: 27/07/2020
Property Type: House
Land Size: 604 sqm approx