

## 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 90 Highett Road, 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 \$1,390,000 & \$1,490,000

#### Median sale price

Median price \$1,900,000 House X Unit Suburb Hampton

Period - From 01/01/2018 to 31/12/2018 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	21 Marshall Av HIGHETT 3190	\$1,520,000	10/11/2018
2	23 Earlsfield Rd HAMPTON 3188	\$1,510,000	17/12/2018
3	11 Prince St HAMPTON 3188	\$1,400,000	20/11/2018

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.



4   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,430,000 - \$1,490,000  
**Median House Price**  
Year ending December 2018: \$1,900,000

## Comparable Properties



**21 Marshall Av HIGHETT 3190 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,520,000  
**Method:** Auction Sale  
**Date:** 10/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 599 sqm approx



**23 Earlsfield Rd HAMPTON 3188 (VG)**

**Agent Comments**

3   -   -

**Price:** \$1,510,000  
**Method:** Sale  
**Date:** 17/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx



**11 Prince St HAMPTON 3188 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 20/11/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 655 sqm approx