

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 48 Retreat Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,820,000 House X Unit Suburb Hampton

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

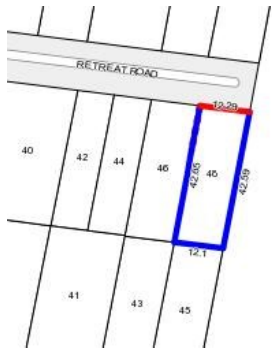
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 76 Littlewood St HAMPTON 3188 | \$2,000,000 | 25/11/2017 |
| 2 | 18 Wave St HAMPTON 3188 | \$1,870,000 | 24/02/2018 |
| 3 | 54 Teddington Rd HAMPTON 3188 | \$1,801,000 | 06/12/2017 |

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.

48 Retreat Road, Hampton Vic 3188



Rooms:
Property Type: House
Land Size: 520.145 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
March quarter 2018: \$1,820,000

Comparable Properties



76 Littlewood St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,000,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 632 sqm approx



18 Wave St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,870,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)



54 Teddington Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,801,000
Method: Private Sale
Date: 06/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 766 sqm approx