

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

13 Grout Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,050,000

&

\$3,100,000

Median sale price

Median price \$2,322,500

Property Type House

Suburb Hampton

Period - From 23/09/2020

to

22/09/2021

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	6 Karoola St HAMPTON 3188	\$3,120,000	04/09/2021
2	9 Comer St BRIGHTON EAST 3187	\$3,070,000	09/09/2021
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:

23/09/2021 18:19



3 2 2

Property Type: House

Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price

\$3,050,000 - \$3,100,000

Median House Price

23/09/2020 - 22/09/2021: \$2,322,500

Comparable Properties



6 Karoola St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$3,120,000

Method: Auction Sale

Date: 04/09/2021

Property Type: House

Land Size: 650 sqm approx



9 Comer St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$3,070,000

Method: Auction Sale

Date: 09/09/2021

Property Type: House (Res)

Land Size: 836 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.