Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between \$3,050,0	000 &	\$3,100,000	
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Median sale price

Median price	\$2,322,500	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	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



Date of sale



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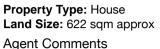
> **Indicative Selling Price** \$3,050,000 - \$3,100,000 **Median House Price**

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











Comparable Properties



6 Karoola St HAMPTON 3188 (REI)





Price: \$3,120,000 Method: Auction Sale Date: 04/09/2021 Property Type: House Land Size: 650 sqm approx **Agent Comments**

Agent Comments



9 Comer St BRIGHTON EAST 3187 (REI)





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.

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