



3 1 1

Rooms:

Property Type: House

Land Size: 611

Agent Comments

Comparable Properties



25 Smith St HAMPTON 3188 (REI)

4 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 18/02/2017

Rooms: 8

Property Type: House (Res)

Land Size: 645 sqm

Agent Comments

- Bigger land - Backs onto R.J. Sillitoe Reserve - No Easements



6 Valerian St HAMPTON 3188 (REI/VG)

4 2 2

Price: \$1,515,000

Method: Auction Sale

Date: 19/11/2016

Rooms: 6

Property Type: House (Res)

Land Size: 613 sqm

Agent Comments

- Fully maintained and renovated home

10 Carolyn St HAMPTON 3188 (VG)

3 - -

Price: \$1,402,000

Method: Sale

Date: 19/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 624 sqm

Agent Comments

- Bigger land - Close to parks and child care

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

10 Valerian Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,922,500

House

X

Suburb

Hampton

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
25 Smith St HAMPTON 3188	\$1,500,000	18/02/2017
6 Valerian St HAMPTON 3188	\$1,515,000	19/11/2016
10 Carolyn St HAMPTON 3188	\$1,402,000	19/12/2016