

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

14 Kanowna Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$2,120,000

House

X

Unit

Suburb Hampton

Period - From 01/04/2017

to 30/06/2017

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	87 Mills St HAMPTON 3188	\$2,120,000	17/06/2017
2	13 Kyarra St HAMPTON 3188	\$1,960,000	15/07/2017
3	15 Sargood St HAMPTON 3188	\$1,806,000	24/06/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
 \$1,850,000 - \$2,000,000
Median House Price
 June quarter 2017: \$2,120,000

Comparable Properties



87 Mills St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,120,000
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 753 sqm approx

13 Kyarra St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,960,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 696 sqm approx



15 Sargood St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,806,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 570 sqm approx