

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

172 Thomas Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$2,187,500

Property Type House

Suburb Hampton

Period - From 01/10/2020

to 31/12/2020

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	46 Sargood St HAMPTON 3188	\$1,470,000	31/10/2020
2	448 Bluff Rd HAMPTON 3188	\$1,195,000	05/12/2020
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:

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Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

December quarter 2020: \$2,187,500



 2/3  1  2

Rooms: 5

Property Type:

Land Size: 605 sqm sqm approx

Agent Comments

Comparable Properties



46 Sargood St HAMPTON 3188 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,470,000

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 460 sqm approx



448 Bluff Rd HAMPTON 3188 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,195,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 687 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.