

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

88 David Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,865,000

Property Type House

Suburb Hampton

Period - From 01/10/2019

to 31/12/2019

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	5 Valerian St HAMPTON 3188	\$1,455,000	16/11/2019
2	435 Bluff Rd HAMPTON 3188	\$1,436,000	12/10/2019
3	17 Baldwin St HIGHETT 3190	\$1,300,000	12/10/2019

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:

14/02/2020 16:42



 3  1  2

Property Type: House
Land Size: 614 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2019: \$1,865,000

Comparable Properties



5 Valerian St HAMPTON 3188 (REI)

Agent Comments

 3  1  2

Price: \$1,455,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 625 sqm approx



435 Bluff Rd HAMPTON 3188 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,436,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 624 sqm approx



17 Baldwin St HIGHETT 3190 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,300,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 604 sqm approx