

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

45 Kingston Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,900,000

&

\$1,980,000

Median sale price

Median price \$1,905,000

Property Type House

Suburb Hampton

Period - From 01/01/2019

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	212 South Rd BRIGHTON EAST 3187	\$2,135,000	17/12/2019
2	10 Austin Rd HAMPTON 3188	\$2,125,000	31/08/2019
3	25 Teddington Rd HAMPTON 3188	\$1,865,000	26/10/2019

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:

06/02/2020 13:01

45 Kingston Street, Hampton Vic 3188

**Jellis
Craig**

Simone Tindall

9194 1200

0408 330 355

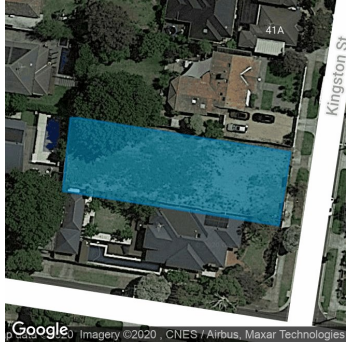
SimoneTindall@jellisrcraig.com.au

Indicative Selling Price

\$1,900,000 - \$1,980,000

Median House Price

Year ending December 2019: \$1,905,000



Property Type: Land (Res)

Land Size: 847 sqm approx

Agent Comments

Land & Permits

Land & Permits

Comparable Properties



212 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,135,000

Method: Private Sale

Date: 17/12/2019

Property Type: House

Land Size: 1005 sqm approx



10 Austin Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,125,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 1136 sqm approx



25 Teddington Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$1,865,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 766 sqm approx

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.