

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

27 Barnett Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

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	53 Teddington Rd HAMPTON 3188	\$1,695,000	27/05/2017
2	14 Field St HAMPTON 3188	\$1,620,000	13/05/2017
3	16 Carolyn St HAMPTON 3188	\$1,600,000	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
\$1,600,000 - \$1,760,000
Median House Price
June quarter 2017: \$2,120,000

Comparable Properties



53 Teddington Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$1,695,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 765 sqm approx



14 Field St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,620,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 699 sqm approx



16 Carolyn St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 631 sqm approx