# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	27 Barnett Street, Hampton Vic 3188
Including suburb and	
postcode	

# 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	Hou	se X	Unit		Suburb	Hampton
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

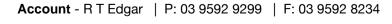
## Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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James Paynter 9592 9299 0418 390 133 jpaynter@rtedgar.com.au

**Indicative Selling Price** \$1,600,000 - \$1,760,000 **Median House Price** June guarter 2017: \$2,120,000

# Comparable Properties



53 Teddington Rd HAMPTON 3188 (REI)

**(2)** 

Price: \$1.695.000 Method: Auction Sale Date: 27/05/2017

Rooms: -

Property Type: House (Res) Land Size: 765 sqm approx **Agent Comments** 



14 Field St HAMPTON 3188 (REI)

**1** 3

**6** 

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)

**6**3

**Agent Comments** 

Price: \$1,600,000 Method: Auction Sale Date: 24/06/2017

Rooms: -

Property Type: House (Res) Land Size: 631 sqm approx

Account - R T Edgar | P: 03 9592 9299 | F: 03 9592 8234





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