

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

7 St Kilian Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,210,000

House

X

Unit

Suburb Hampton

Period - From 01/07/2017

to

30/09/2017

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	20 Teddington Rd HAMPTON 3188	\$2,260,000	02/09/2017
2	9 Willis St HAMPTON 3188	\$2,185,000	20/05/2017
3	10 Fewster Rd HAMPTON 3188	\$2,025,000	28/10/2017

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.

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

Median House Price

September quarter 2017: \$2,210,000

In this coveted pocket, this imposing 4 bedroom 2.5 bathroom single level family residence in glorious grounds, features 2 north facing entertaining zones (gas fire), granite kitchen, double auto garage and just a stroll to schools, shops, train & beach.

Comparable Properties

**20 Teddington Rd HAMPTON 3188 (REI)**

 4
  2
  2

Price: \$2,260,000**Method:** Auction Sale**Date:** 02/09/2017**9 Willis St HAMPTON 3188 (REI)**

 4
  3
  2

Price: \$2,185,000**Method:** Auction Sale**Date:** 20/05/2017**10 Fewster Rd HAMPTON 3188 (REI)**

 4
  2
  -

Price: \$2,025,000**Method:** Auction Sale**Date:** 28/10/2017