

## 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

10 Imbros Street, Hampton Vic 3188

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&amp;

\$1,595,000

## Median sale price

Median price \$2,162,500

House

X

Unit

Suburb Hampton

Period - From 01/01/2019

to

31/03/2019

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	38 Service St HAMPTON 3188	\$1,731,000	04/05/2019
2	23 Earlsfield Rd HAMPTON 3188	\$1,510,000	17/12/2018
3	11 Prince St HAMPTON 3188	\$1,400,000	20/11/2018

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

## Comparable Properties



**38 Service St HAMPTON 3188 (REI)**

Agent Comments

3 2 2

**Price:** \$1,731,000

**Method:** Auction Sale

**Date:** 04/05/2019

**Rooms:** -

**Property Type:** House (Res)



**23 Earlsfield Rd HAMPTON 3188 (VG)**

Agent Comments

3 - -

**Price:** \$1,510,000

**Method:** Sale

**Date:** 17/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 663 sqm approx



**11 Prince St HAMPTON 3188 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 20/11/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 655 sqm approx