# 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	22 Charming Street, Hampton East Vic 3188
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,664,500	Pro	perty Type	House		Suburb	Hampton East
Period - From	01/01/2021	to	31/03/2021		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

Add	dress of comparable property	Price	Date of sale
1	11 Charming St HAMPTON EAST 3188	\$1,550,500	26/02/2021
2	40 Keith St HAMPTON EAST 3188	\$1,598,000	10/04/2021
3	27 Nepean Av HAMPTON EAST 3188	\$1,600,000	10/04/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/05/2021 13:32





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> **Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median House Price**

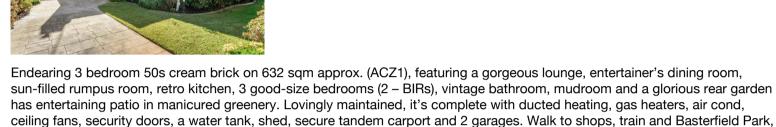
March quarter 2021: \$1,664,500



**Property Type:** 

Land Size: 632 sqm approx

**Agent Comments** 



# Comparable Properties



moments to leading schools.

11 Charming St HAMPTON EAST 3188

(REI/VG)

**--** 3

Price: \$1,550,500

Method: Sold Before Auction

Date: 26/02/2021

Property Type: House (Res) Land Size: 677 sqm approx

**Agent Comments** 









Price: \$1,598,000 Method: Auction Sale Date: 10/04/2021

Property Type: House (Res) Land Size: 691 sqm approx **Agent Comments** 



27 Nepean Av HAMPTON EAST 3188 (REI)





Price: \$1,600,000 Method: Auction Sale **Date:** 10/04/2021

Property Type: House (Res) Land Size: 700 sqm approx

**Agent Comments** 

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