

# 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

22 Charming Street, Hampton East 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

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,664,500

Property 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   | 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 comparable properties 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



**Property Type:**

**Land Size:** 632 sqm approx

Agent Comments

Endearing 3 bedroom 50s cream brick on 632 sqm approx. (ACZ1), featuring a gorgeous lounge, entertainer's dining room, sun-filled rumpus room, retro kitchen, 3 good-size bedrooms (2 – BIRs), vintage bathroom, mudroom and a glorious rear garden has entertaining patio in manicured greenery. Lovingly maintained, it's complete with ducted heating, gas heaters, air cond, ceiling fans, security doors, a water tank, shed, secure tandem carport and 2 garages. Walk to shops, train and Basterfield Park, moments to leading schools.

## Comparable Properties



**11 Charming St HAMPTON EAST 3188 (REI/VG)**

Agent Comments



**Price:** \$1,550,500

**Method:** Sold Before Auction

**Date:** 26/02/2021

**Property Type:** House (Res)

**Land Size:** 677 sqm approx



**40 Keith St HAMPTON EAST 3188 (REI)**

Agent Comments



**Price:** \$1,598,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** House (Res)

**Land Size:** 691 sqm approx



**27 Nepean Av HAMPTON EAST 3188 (REI)**

Agent Comments



**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** House (Res)

**Land Size:** 700 sqm approx