

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 6 Deakin Street South, Hampton Vic 3188

Indicative selling price

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

Range between \$1,390,000 & \$1,490,000

Median sale price

Median price \$1,923,500 House X Unit Suburb Hampton

Period - From 01/07/2018 to 30/06/2019 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	13 Carew St SANDRINGHAM 3191	\$1,430,000	02/07/2019
2	17 Cowper St SANDRINGHAM 3191	\$1,425,000	12/05/2019
3	640a Hampton St BRIGHTON 3186	\$1,405,000	04/04/2019

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.



3 1 1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



13 Carew St SANDRINGHAM 3191 (REI)

Agent Comments

3 1 -

Price: \$1,430,000

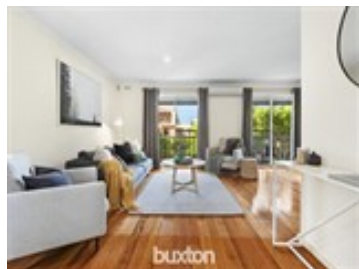
Method: Private Sale

Date: 02/07/2019

Rooms: -

Property Type: House

Land Size: 367 sqm approx



17 Cowper St SANDRINGHAM 3191 (REI)

Agent Comments

3 3 -

Price: \$1,425,000

Method: Private Sale

Date: 12/05/2019

Rooms: 6

Property Type: House (Res)



640a Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

3 3 2

Price: \$1,405,000

Method: Sold Before Auction

Date: 04/04/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 317 sqm approx