

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 Valerian Street Hampton VIC 3188

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

\$1,320,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,875,000

\*House

X

\*Unit

Suburb

Hampton

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

### 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

153 Linacre Road Hampton VIC 3188	\$1,250,000	18-Dec-18
23 Retreat Road Hampton VIC 3188	\$1,265,000	03-Oct-18
1 Sargood Street Hampton VIC 3188	\$1,350,000	05-Dec-18

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.~~

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**153 Linacre Road Hampton VIC 3188** Sold Price <sup>RS</sup> **\$1,250,000** <sup>UN</sup> Sold Date **18-Dec-18**  
 Distance **0.07km**

3 1 1



**23 Retreat Road Hampton VIC 3188** Sold Price **\$1,265,000** Sold Date **03-Oct-18**  
 Distance **0.69km**

2 1 2



**1 Sargood Street Hampton VIC 3188** Sold Price **\$1,350,000** Sold Date **05-Dec-18**  
 Distance **1.02km**

3 1 1

**RS** = Recent sale      **UN** = Undisclosed Sale

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