

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

1/12b Austin Road, Hampton Vic 3188

Indicative selling price

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

Single price

\$1,190,000

Median sale price

Median price

\$1,718,000

Property Type

House

Suburb

Hampton

Period - From

01/04/2019

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	35b Lonsdale Av HAMPTON EAST 3188	\$1,250,000	05/09/2019
2	2a Stonehaven Cr HAMPTON EAST 3188	\$1,220,000	18/04/2019
3	113b Spring Rd HAMPTON EAST 3188	\$1,196,000	18/07/2019

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.~~

This Statement of Information was prepared on:

16/09/2019



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



35b Lonsdale Av HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 05/09/2019

Property Type: Townhouse (Single)

Land Size: 270 sqm approx



2a Stonehaven Cr HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,220,000

Method: Private Sale

Date: 18/04/2019

Property Type: Townhouse (Single)

Land Size: 292 sqm approx



113b Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

Price: \$1,196,000

Method: Private Sale

Date: 18/07/2019

Property Type: Townhouse (Single)