

# 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

55 Kingston Street, Hampton 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 \$1,480,000

&

\$1,530,000

### Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Hampton

Period - From 01/01/2021

to 31/12/2021

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	25 Vincent St SANDRINGHAM 3191	\$1,521,000	05/03/2022
2	27b Kingston St HAMPTON 3188	\$1,510,000	19/01/2022
3	2 Hood St HAMPTON 3188	\$1,500,000	26/02/2022

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:

17/03/2022 15:58



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**25 Vincent St SANDRINGHAM 3191 (REI)**

Agent Comments



**Price:** \$1,521,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** House (Res)



**27b Kingston St HAMPTON 3188 (REI/VG)**

Agent Comments



**Price:** \$1,510,000

**Method:** Sold Before Auction

**Date:** 19/01/2022

**Property Type:** House (Res)

**Land Size:** 339 sqm approx



**2 Hood St HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** House (Res)