

## 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

202/15 Small 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 \$480,000

&

\$510,000

#### Median sale price

Median price \$817,500

House

Unit

X

Suburb Hampton

Period - From 01/04/2018

to

30/06/2018

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	4/79-80 Beach Rd SANDRINGHAM 3191	\$575,000	12/07/2018
2	12/86-88 Beach Rd SANDRINGHAM 3191	\$510,000	03/03/2018
3	16/45 Grenville St HAMPTON 3188	\$482,500	19/05/2018

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.



**Rooms:** 2

**Property Type:** Apartment

**Agent Comments**

As new in boutique block metres from beach, station and shops.

## Comparable Properties



**4/79-80 Beach Rd SANDRINGHAM 3191 (REI)**

**Agent Comments**



**Price:** \$575,000

**Method:** Private Sale

**Date:** 12/07/2018

**Rooms:** 2

**Property Type:** Unit



**12/86-88 Beach Rd SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**



**Price:** \$510,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** Apartment



**16/45 Grenville St HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$482,500

**Method:** Auction Sale

**Date:** 19/05/2018

**Rooms:** 2

**Property Type:** Apartment