

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

151 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,900,000 House X Unit Suburb Hampton

Period - From 01/10/2018 to 31/12/2018 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	153 Linacre Rd HAMPTON 3188	\$1,250,000	18/12/2018
2	46 Edward St SANDRINGHAM 3191	\$1,250,000	08/12/2018
3	1/112 Linacre Rd HAMPTON 3188	\$1,390,000	11/08/2018

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:
Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2018: \$1,900,000

Comparable Properties



153 Linacre Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 18/12/2018
Rooms: -
Property Type: House
Land Size: 616 sqm approx



46 Edward St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 516 sqm approx



1/112 Linacre Rd HAMPTON 3188 (VG)

Agent Comments



Price: \$1,390,000
Method: Sale
Date: 11/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 446 sqm approx