

# 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

37 Kendall 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)

Single price

\$1,650,000

### 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	16 Austin Rd HAMPTON 3188	\$1,670,000	27/07/2019
2	9b Park Cr BENTLEIGH 3204	\$1,650,000	12/10/2019
3	3 Creswick St BRIGHTON EAST 3187	\$1,605,000	24/08/2019

**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:

17/10/2019 10:26



4 3 2

**Property Type:** House (Res)

**Land Size:** 314 sqm approx

**Agent Comments**

Brand New, stand alone

**Indicative Selling Price**

\$1,650,000

**Median House Price**

June quarter 2019: \$1,718,000

## Comparable Properties



**16 Austin Rd HAMPTON 3188 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,670,000

**Method:** Auction Sale

**Date:** 27/07/2019

**Property Type:** House (Res)

**Land Size:** 305 sqm approx



**9b Park Cr BENTLEIGH 3204 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** Townhouse (Res)



**3 Creswick St BRIGHTON EAST 3187 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,605,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** House

**Land Size:** 292 sqm approx