

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

5 Charles Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,000,000

&

\$2,150,000

Median sale price

Median price \$2,061,000

House

X

Unit

Suburb Hampton

Period - From 01/07/2017

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	5 Thomas St HAMPTON 3188	\$2,220,000	19/05/2018
2	48 Abbott St SANDRINGHAM 3191	\$2,087,500	21/07/2018
3	21 Avelin St HAMPTON 3188	\$1,913,000	04/06/2018

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.



4 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,150,000

Median House Price

Year ending June 2018: \$2,061,000

Comparable Properties



5 Thomas St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,220,000

Method: Auction Sale

Date: 19/05/2018

Rooms: 5

Property Type: House (Res)

Land Size: 502 sqm approx



48 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 3

Price: \$2,087,500

Method: Private Sale

Date: 21/07/2018

Rooms: -

Property Type: House

Land Size: 613 sqm approx

21 Avelin St HAMPTON 3188 (VG)

Agent Comments

4 - -

Price: \$1,913,000

Method: Sale

Date: 04/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 603 sqm approx