

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

36 Retreat Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,850,000

&

\$1,900,000

Median sale price

Median price \$1,860,000

Property Type House

Suburb Hampton

Period - From 01/10/2019

to

30/09/2020

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	32 Retreat Rd HAMPTON 3188	\$2,150,000	24/10/2020
2	16 Dreadnought St SANDRINGHAM 3191	\$1,844,000	31/10/2020
3	10 Tuxen Ct BRIGHTON EAST 3187		16/10/2020

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:

05/11/2020 15:48



Property Type: House
Land Size: 639.281 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,900,000
Median House Price
Year ending September 2020: \$1,860,000

Comparable Properties



32 Retreat Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$2,150,000
Method: Auction Sale
Date: 24/10/2020
Property Type: House (Res)



16 Dreadnought St SANDRINGHAM 3191 (REI) **Agent Comments**



Price: \$1,844,000
Method: Auction Sale
Date: 31/10/2020
Property Type: House (Res)
Land Size: 824 sqm approx



10 Tuxen Ct BRIGHTON EAST 3187 (REI)

Agent Comments



Price:
Method: Private Sale
Date: 16/10/2020
Property Type: House
Land Size: 670 sqm approx