

# 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

19 The Avenue, 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 \$5,000,000

&

\$5,500,000

### Median sale price

Median price \$2,585,000

Property Type House

Suburb Hampton

Period - From 01/07/2021

to 30/06/2022

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	18 Bolton Av HAMPTON 3188	\$5,850,000	28/05/2022
2			
3			

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:

02/08/2022 10:41

19 The Avenue, Hampton Vic 3188



Sarah Korbel

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**Indicative Selling Price**

\$5,000,000 - \$5,500,000

**Median House Price**

Year ending June 2022: \$2,585,000



6 5.5 2

**Property Type:** House (Res)

**Land Size:** 665 sqm approx

Agent Comments

## Comparable Properties



**18 Bolton Av HAMPTON 3188 (REI)**

5 3 2

**Price:** \$5,850,000

**Method:** Auction Sale

**Date:** 28/05/2022

**Property Type:** House (Res)

Agent Comments

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.

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400



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