

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

18 Ocean Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,790,000

&

\$1,890,000

Median sale price

Median price \$1,923,500

House

X

Unit

Suburb Hampton

Period - From 01/07/2018

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	1 Bridge St HAMPTON 3188	\$1,850,000	21/02/2019
2	15 Kanowna St HAMPTON 3188	\$1,821,000	23/02/2019
3	82 Thomas St HAMPTON 3188	\$1,820,000	11/05/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



1 Bridge St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,850,000

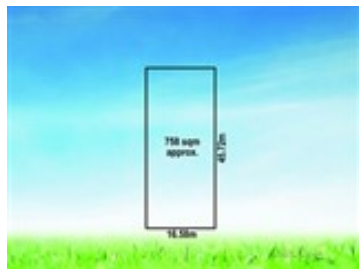
Method: Sold Before Auction

Date: 21/02/2019

Rooms: 5

Property Type: House (Res)

Land Size: 637 sqm approx



15 Kanowna St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,821,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 758 sqm approx



82 Thomas St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,820,000

Method: Private Sale

Date: 11/05/2019

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 357 sqm approx