

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

4 Amiens 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 \$1,865,000

Property Type House

Suburb Hampton

Period - From 01/10/2019

to 31/12/2019

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	34 Baird St BRIGHTON EAST 3187	\$2,100,000	23/09/2019
2	68 Orlando St HAMPTON 3188	\$2,085,000	14/12/2019
3	39 Teddington Rd HAMPTON 3188	\$2,000,000	26/10/2019

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:

03/03/2020 12:32

4 Amiens Street, Hampton Vic 3188

**Jellis
Craig**

Simone Tindall
9194 1200
0408 330 355

SimoneTindall@jellisrcraig.com.au

Indicative Selling Price

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

Median House Price

December quarter 2019: \$1,865,000



4 2 2

Property Type: House

Agent Comments

A rare opening in the prized Castlefield precinct, this Bungalow's early 1920's charm and renovated modern function create instant family appeal in the Hampton Primary and Brighton Sec. College zone just a short stroll from Haileybury and St Leonard's Colleges.

Comparable Properties



34 Baird St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$2,100,000

Method: Private Sale

Date: 23/09/2019

Property Type: House

Land Size: 696 sqm approx



68 Orlando St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$2,085,000

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)

Land Size: 543 sqm approx



39 Teddington Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 2 4

Price: \$2,000,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 766 sqm approx

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.