## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$2,000,000

<b>Property</b>	offered t	for sale
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Address	4 Amiens Street, Hampton Vic 3188
Including suburb and	· '
postcode	

#### 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	Pro	perty 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)

39 Teddington Rd HAMPTON 3188

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.

Ad	dress 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

#### 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



26/10/2019



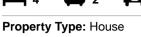
Simone Tindall 9194 1200 0408 330 355

> \$2,000,000 - \$2,150,000 **Median House Price**

December quarter 2019: \$1,865,000

SimoneTindall@jelliscraig.com.au **Indicative Selling Price** 





**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)

Price: \$2,100,000 Method: Private Sale Date: 23/09/2019 Property Type: House Land Size: 696 sqm approx **Agent Comments** 



68 Orlando St HAMPTON 3188 (REI/VG)



Price: \$2,085,000 Method: Auction Sale Date: 14/12/2019

Property Type: House (Res) Land Size: 543 sqm approx

Agent Comments



39 Teddington Rd HAMPTON 3188 (REI/VG)



Price: \$2,000,000 Method: Auction Sale Date: 26/10/2019

Property Type: House (Res) Land Size: 766 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9194 1200



