

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

6/269 Hampton Street, Hampton Vic 3188

Indicative selling price

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

Single price

\$545,000

Median sale price

Median price

\$815,000

House

Unit

X

Suburb

Hampton

Period - From

01/10/2018

to

31/12/2018

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	410/427 Hampton St HAMPTON 3188	\$639,000	21/01/2019
2	4/95 Highett Rd HAMPTON 3188	\$502,000	22/09/2018
3	212/427 Hampton St HAMPTON 3188	\$456,000	09/10/2018

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.



1 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



410/427 Hampton St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$639,000

Method: Private Sale

Date: 21/01/2019

Rooms: -

Property Type: Apartment



4/95 Highett Rd HAMPTON 3188 (REI)

Agent Comments

2 1 2

Price: \$502,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Apartment



212/427 Hampton St HAMPTON 3188 (REI)

Agent Comments

1 1 1

Price: \$456,000

Method: Private Sale

Date: 09/10/2018

Rooms: -

Property Type: Apartment