

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

4A Myrtle Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$2,050,000

House

X

Unit

Suburb Hampton

Period - From 01/10/2017

to

31/12/2017

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	3a coombe Av HAMPTON 3188	\$1,723,000	06/11/2017
2	6a Kelly Av HAMPTON EAST 3188	\$1,540,000	02/12/2017
3	30b Teddington Rd HAMPTON 3188	\$1,540,000	01/11/2017

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.



 4  3  1

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3a coombe Av HAMPTON 3188 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,723,000

Method: Private Sale

Date: 06/11/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 291 sqm approx



6a Kelly Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,540,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 314 sqm approx



30b Teddington Rd HAMPTON 3188 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,540,000

Method: Private Sale

Date: 01/11/2017

Rooms: -

Property Type: Townhouse (Single)

Land Size: 385 sqm approx