

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

24a Bridge Street, Hampton Vic 3188

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

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	2/481 Bluff Rd HAMPTON 3188	\$1,100,000	04/10/2017
2	16 Kingston St HAMPTON 3188	\$1,006,000	16/12/2017
3	11 Chapman St BRIGHTON EAST 3187	\$990,000	02/12/2017

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.

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2017: \$2,050,000

Deco By The Beach This attractive generously proportioned 2 bedroom solid brick Art Deco semi-detached home ticks every lifestyle box with its combination of character, convenience, comfort and potential. Ideally positioned only a few hundred metres from Hampton St and Sandringham shops, Sandringham & Hampton train stations, schools, parks and the beach, this charming home on approx. 450m2 is an ideal 1st home, investment and/or owner occupier property.

Comparable Properties

**2/481 Bluff Rd HAMPTON 3188 (REI)**

Agent Comments

**Price:** \$1,100,000**Method:** Sold Before Auction**Date:** 04/10/2017**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 338 sqm approx**16 Kingston St HAMPTON 3188 (REI)**

Agent Comments

**Price:** \$1,006,000**Method:** Auction Sale**Date:** 16/12/2017**Rooms:** -**Property Type:** House (Res)**11 Chapman St BRIGHTON EAST 3187 (REI)**

Agent Comments

**Price:** \$990,000**Method:** Auction Sale**Date:** 02/12/2017**Rooms:** -**Property Type:** Townhouse (Res)