

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

153 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Single price \$1,275,000

Median sale price

Median price \$2,120,000

House

X

Unit

Suburb Hampton

Period - From 01/07/2018

to 30/09/2018

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	28 Nicol St HIGHETT 3190	\$1,300,000	04/06/2018
2	100 Wickham Rd HAMPTON EAST 3188	\$1,265,000	01/09/2018
3	23 Retreat Rd HAMPTON 3188	\$1,265,000	03/10/2018

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.



3
 1
 1

Rooms:**Property Type:** House (Res)**Agent Comments****Indicative Selling Price**

\$1,275,000

Median House Price

September quarter 2018: \$2,120,000

Comparable Properties

**28 Nicol St HIGHETT 3190 (REI)****Agent Comments**

3
 1
 2

Price: \$1,300,000**Method:** Private Sale**Date:** 04/06/2018**Rooms:** -**Property Type:** House**Land Size:** 600 sqm approx**100 Wickham Rd HAMPTON EAST 3188 (REI/VG)****Agent Comments**

4
 2
 2

Price: \$1,265,000**Method:** Auction Sale**Date:** 01/09/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 557 sqm approx**23 Retreat Rd HAMPTON 3188 (REI/VG)****Agent Comments**

2
 1
 2

Price: \$1,265,000**Method:** Private Sale**Date:** 03/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 469 sqm approx