

Justin Follett 03 9598 9111 0405 996 822 jfollett@follettco.com.au

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

8 15 May Street, Hampton Vic 3188 d le

Indicative selling price

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

Range between	\$1,800,000	&	\$1,980,000

Median sale price

Median price	\$2,120,000	Hou	ise X	Unit		Suburb	Hampton
Period - From	01/04/2017	to	30/06/2017		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	146 Thomas St HAMPTON 3188	\$2,055,000	05/08/2017
2	23 Imbros St HAMPTON 3188	\$2,050,000	08/04/2017
3	41 Avondale St HAMPTON 3188	\$2,020,000	25/03/2017

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.

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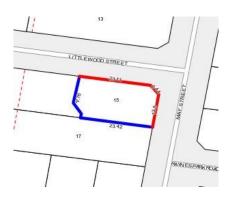
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

15 May Street, Hampton Vic 3188







Rooms: Property Type: House Land Size: 420 sqm approx Agent Comments Justin Follett 03 9598 9111 0405 996 822 jfollett@follettco.com.au

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price June quarter 2017: \$2,120,000

Comparable Properties

	146 Thomas St HAMPTON 3188 (REI) 4 2 2 2 Price: \$2,055,000	Agent Comments
buston	Method: Auction Sale Date: 05/08/2017 Rooms: - Property Type: House (Res) Land Size: 501 sqm approx	
A state	23 Imbros St HAMPTON 3188 (REI/VG) 1 4 1 2 2 2 2	Agent Comments
	Price: \$2,050,000 Method: Auction Sale Date: 08/04/2017	_
	Rooms: - Property Type: House (Res) Land Size: 650 sqm approx	
	41 Avondale St HAMPTON 3188 (REI) 3 41 42 41 42 41 42 43 44 45 45 45 45 45 45 45 45 45	Agent Comments
	Price: \$2,020,000 Method: Auction Sale Date: 25/03/2017	_
	Rooms: - Property Type: House (Res)	

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