

# 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

29 Kingston Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000

&

\$1,990,000

### Median sale price

Median price \$2,000,000

Property Type House

Suburb Hampton

Period - From 01/07/2019

to 30/09/2019

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	33 Mills St HAMPTON 3188	\$1,956,000	21/05/2019
2	25 Kingston St HAMPTON 3188	\$1,925,000	30/05/2019
3	27 Teddington Rd HAMPTON 3188	\$1,911,000	14/09/2019

**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.~~

This Statement of Information was prepared on:

29/10/2019 14:29



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**Property Type:** House (Res)

**Land Size:** 669 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,900,000 - \$1,990,000

**Median House Price**

September quarter 2019: \$2,000,000

## Comparable Properties

**33 Mills St HAMPTON 3188 (VG)**

Agent Comments

4 - -

**Price:** \$1,956,000

**Method:** Sale

**Date:** 21/05/2019

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

**25 Kingston St HAMPTON 3188 (VG)**

Agent Comments

3 - -

**Price:** \$1,925,000

**Method:** Sale

**Date:** 30/05/2019

**Property Type:** House (Res)

**Land Size:** 665 sqm approx



**27 Teddington Rd HAMPTON 3188 (REI/VG)**

Agent Comments

5 4 3

**Price:** \$1,911,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** House (Res)

**Land Size:** 767 sqm approx