

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

1/95 Thomas Street, Hampton Vic 3188

Indicative selling price

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

Range between \$890,000

&

\$970,000

Median sale price

Median price \$940,000

House

Unit

X

Suburb Hampton

Period - From 01/07/2017

to

30/06/2018

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	21 Willis St HAMPTON 3188	\$1,050,000	13/07/2018
2	2/2 Dudley Av HAMPTON EAST 3188	\$1,010,000	12/09/2018
3	5/125-127 Thomas St HAMPTON 3188	\$960,000	08/09/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



21 Willis St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 13/07/2018

Rooms: -

Property Type: Unit



2/2 Dudley Av HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,010,000

Method: Private Sale

Date: 12/09/2018

Rooms: -

Property Type: Townhouse (Single)



5/125-127 Thomas St HAMPTON 3188 (REI)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: Unit