

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 26b Kingston Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,100,000 House X Unit Suburb Hampton

Period - From 01/01/2017 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	1a Raynes Park Rd HAMPTON 3188	\$2,100,000	03/03/2018
2	36 May St HAMPTON 3188	\$1,965,000	29/12/2017
3	19 Lawson St HAMPTON 3188	\$1,860,000	07/10/2017

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.



Architect designed 4 bedroom + study 3.5 bathroom parkside entertainer showcases up to 3 living zones + a vergola covered alfresco (BBQ), impressive kitchen & basement double garage.

Comparable Properties



1a Raynes Park Rd HAMPTON 3188 (REI)

 4  3  2

Price: \$2,100,000

Method: Auction Sale

Date: 03/03/2018



36 May St HAMPTON 3188 (REI/VG)

 4  3  2

Price: \$1,965,000

Method: Private Sale

Date: 29/12/2017



19 Lawson St HAMPTON 3188 (REI/VG)

 3  2  1

Price: \$1,860,000

Method: Auction Sale

Date: 07/10/2017