

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 2/41 Linacre Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,125,000 & \$1,225,000

Median sale price

Median price \$1,081,000 House Unit X 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	66a David St HAMPTON 3188	\$1,180,000	09/12/2017
2	9a Thorburn St HAMPTON 3188	\$1,125,000	09/12/2017
3	2/481 Bluff Rd HAMPTON 3188	\$1,100,000	04/10/2017

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.



Indicative Selling Price
\$1,125,000 - \$1,225,000
Median Unit Price
Year ending December 2017: \$1,081,000

Wrapped in a tropical paved garden courtyard, this 3 bedroom 2 bathroom single level town residence enjoys 2 flowing living areas (gas fire), entertainer's kitchen & double auto garage.

Comparable Properties



66a David St HAMPTON 3188 (REI)

3 2 2

Price: \$1,180,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: Townhouse (Res)



9a Thorburn St HAMPTON 3188 (REI)

3 2 2

Price: \$1,125,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 5
Property Type: Townhouse (Res)



2/481 Bluff Rd HAMPTON 3188 (REI)

3 2 2

Price: \$1,100,000
Method: Sold Before Auction
Date: 04/10/2017
Rooms: -
Property Type: Townhouse (Res)