

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 | 48 Beach Road, Hampton Vic 3188 |
|----------------------|---------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$2,100,000 | Hou | ise 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1 | 31 Margarita St HAMPTON 3188 | \$3,770,000 | 09/09/2017 |
| 2 | 19 Bolton Av HAMPTON 3188 | \$3,700,000 | 28/12/2017 |
| 3 | 35 Windermere Cr BRIGHTON 3186 | \$3,600,000 | 28/10/2017 |

OR

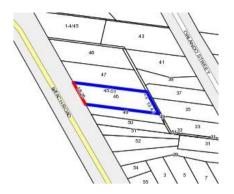
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Agent Comments

Indicative Selling Price \$3,800,000 **Median House Price** Year ending December 2017: \$2,100,000

Comparable Properties



31 Margarita St HAMPTON 3188 (REI)

Price: \$3,770,000 Method: Auction Sale Date: 09/09/2017

Rooms: -

Property Type: House (Res) Land Size: 754 sqm approx

Agent Comments



19 Bolton Av HAMPTON 3188 (REI)





Price: \$3,700,000 Method: Private Sale Date: 28/12/2017

Rooms: -

Property Type: House (Res) Land Size: 1091 sqm approx Agent Comments



35 Windermere Cr BRIGHTON 3186 (REI)



Price: \$3,600,000 Method: Auction Sale Date: 28/10/2017 Rooms: 9

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897





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