

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 48 Beach Road, Hampton Vic 3188

Indicative selling price

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

Single price \$3,800,000

Median sale price

Median price \$2,100,000 House 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	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.



Rooms:
Property Type:
 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)

Agent Comments



Price: \$3,770,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 754 sqm approx



19 Bolton Av HAMPTON 3188 (REI)

Agent Comments



Price: \$3,700,000
Method: Private Sale
Date: 28/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 1091 sqm approx



35 Windermere Cr BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,600,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 9
Property Type: House (Res)
Land Size: 652 sqm approx