

Garry Donovan 0419 588 660 gdonovan@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Including suburl	dress 304/33 Criston and accode	sp Street, Hampton	Vic 3188	
Indicative sellin	g price			
For the meaning of	f this price see co	nsumer.vic.gov.au/เ	underquoting	
Range between	\$770,000	&	\$845,000	

#### Median sale price

Median price	\$892,500	Hou	Ise	Unit	Χ	Subu	'b Hampton
Period - From	01/10/2016	to	30/09/2017		Sourc	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.

Ad	dress of comparable property	Price	Date of sale
1	23/56 Beach Rd HAMPTON 3188	\$842,000	26/08/2017
2	4 Gipsy Way SANDRINGHAM 3191	\$800,000	26/08/2017
3	G01/4 Fernhill Rd SANDRINGHAM 3191	\$750,000	21/06/2017

#### 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.

**Account** - hockingstuart | P: 03 9583 3246 | F: 03 9584 7214





Generated: 22/11/2017 15:15

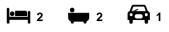
## hockingstuart

Garry Donovan 0419 588 660 gdonovan@hockingstuart.com.au

> **Indicative Selling Price** \$770,000 - \$845,000 **Median Unit Price**

Year ending September 2017: \$892,500





Rooms:

Property Type: Apartment Agent Comments

### Comparable Properties



23/56 Beach Rd HAMPTON 3188 (REI)

Price: \$842,000 Method: Auction Sale Date: 26/08/2017

Rooms: -

Property Type: Apartment

Agent Comments



4 Gipsy Way SANDRINGHAM 3191 (REI)





Price: \$800.000

Method: Sold Before Auction

Date: 26/08/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 



G01/4 Fernhill Rd SANDRINGHAM 3191 (REI)

**-**2



Price: \$750,000 Method: Private Sale Date: 21/06/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 

Account - hockingstuart | P: 03 9583 3246 | F: 03 9584 7214





Generated: 22/11/2017 15:15