

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

4 Saltair Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,250,000 & \$1,295,000

Median sale price

Median price \$1,151,000 Property Type House Suburb Hampton East

Period - From 01/10/2018 to 30/09/2019 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	18 Burt Cr HAMPTON EAST 3188	\$1,310,000	31/08/2019
2	4 Mary Av HIGHETT 3190	\$1,270,000	07/09/2019
3	4b Kerferd St HAMPTON 3188	\$1,260,000	29/06/2019

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.~~

This Statement of Information was prepared on:

30/10/2019 11:53

4 Saltair Street, Hampton East Vic 3188

JO VAUGHAN MICHAEL SCUDDS

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 3  1  1

Property Type: House
Land Size: 593 sqm approx
Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,295,000

Median House Price

Year ending September 2019: \$1,151,000

Comparable Properties



18 Burt Cr HAMPTON EAST 3188 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,310,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)



4 Mary Av HIGHETT 3190 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,270,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 639 sqm approx



4b Kerferd St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,260,000
Method: Auction Sale
Date: 29/06/2019
Property Type: House (Res)
Land Size: 237 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.