

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 Kyarra Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,200,000 & \$2,320,000

Median sale price

Median price \$2,695,000 Property Type House Suburb Hampton

Period - From 01/01/2023 to 31/03/2023 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	16a Banks Av HAMPTON 3188	\$2,350,000	06/12/2022
2	20 Kinross St HAMPTON EAST 3188	\$2,200,000	06/12/2022
3			

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: 10/05/2023 16:28



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Property Type: House (Res)

Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,320,000

Median House Price

March quarter 2023: \$2,695,000

Comparable Properties



16a Banks Av HAMPTON 3188 (VG)

Agent Comments

4 - -

Price: \$2,350,000

Method: Sale

Date: 06/12/2022

Property Type: House (Res)

Land Size: 500 sqm approx



20 Kinross St HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 2 3

Price: \$2,200,000

Method: Private Sale

Date: 06/12/2022

Property Type: House

Land Size: 737 sqm approx

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 - Marshall White | P: 03 9822 9999