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	con	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$2,200,000		&		\$2,320,000				
Median sale price									
Median price	\$2,695,000	Pro	Property Type Hou		ISE		Suburb	Hampton	
Period - From	01/01/2023	to	31/03/2023		So	urce	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 sixmonths 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	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







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)



Price: \$2,350,000 Method: Sale Date: 06/12/2022 Property Type: House (Res) Land Size: 500 sqm approx Agent Comments



20 Kinross St HAMPTON EAST 3188 (REI/VG) Agent Comments



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





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