

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<br>Including suburb and<br>postcode | 201/386 Hampton Street, Hampton Vic 3188 |
|---|--|

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|              |           |
|--------------|-----------|
| Single price | \$730,000 |
|--------------|-----------|

**Median sale price**

|               |            |       |            |        |      |        |         |
|---------------|------------|-------|------------|--------|------|--------|---------|
| Median price  | \$677,500  | House |            | Unit   | X    | Suburb | Hampton |
| Period - From | 01/01/2019 | to    | 31/03/2019 | 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                              |       |              |
| 2                              |       |              |
| 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.~~

Sam Paynter

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**Indicative Selling Price**

\$730,000

**Median Unit Price**

March quarter 2019: \$677,500



 2  1  1

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

Brand-New Style and Unmatched Lifestyle All about in keeping with its premium bayside location, this brand-new two bedroom apartment in the centre of Hampton Street delivers high-end, modern living with and unmatched lifestyle experience.

## Comparable Properties



9/440 Hampton St HAMPTON 3188 (VG)

**Agent Comments**

 2  -  -

**Price:** \$725,000

**Method:** Sale

**Date:** 21/01/2019

**Rooms:** -

**Property Type:** Strata Unit/Flat

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.