

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

5a Kendall Street, Hampton, VIC 3188

Indicative selling price

Single Price or Range between

\$1,450,000













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

Median sale price

Median Price \$775,000	Property Type Unit	Suburb HAMPTON
Period From 11/05/2019	Period To 11/11/2019	Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	8A DANSON STREET HIGHETT Price Date of Sale 30/11/-0001 Land 343 sqm	0  0  0 
	20 PRINCE STREET HAMPTON Price \$1,500,000 Date of Sale 16/09/2019 Land 325 sqm	3  2  2 
	41A NORTH AVENUE BENTLEIGH Price \$1,420,000 Date of Sale 30/08/2019 Land 365 sqm	4  3  2 

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.