## Statement of Information

Property offered for sale

## Single residential property located in the Melbourne metropolitan area

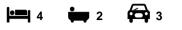
## Section 47AF of the Estate Agents Act 1980

| Including sul                                  | Address<br>ourb and<br>oostcode | 27 Barr   | nett S        | treet, Hamp  | ton Vic  | 3188       |        |        |                                 |                                |  |
|--|---------------------------------|-----------|---------------|--------------|----------|------------|--------|--------|---------------------------------|--------------------------------|--|
| Indicative se                                  | lling pri                       | ce        |               |              |          |            |        |        |                                 |                                |  |
| For the meaning                                | g of this p                     | orice see | con           | sumer.vic.go | ov.au/ur | nderquo    | ting   |        |                                 |                                |  |
| Single price \$2,650,000                       |                                 |           |               |              |          |            |        |        |                                 |                                |  |
| Median sale                                    | price                           |           |               |              |          |            |        |        |                                 |                                |  |
| Median price                                   | Median price \$2,300,000        |           | Property Type |              | House    | ouse       |        | Suburb | Hampton                         |                                |  |
| Period - Fron                                  | Period - From 18/08/2022        |           |               |              | 3        | Source REI |        | REIV   | /                               |                                |  |
| Comparable                                     | property                        | / sales   | (*De          | lete A or B  | below    | as ap      | plical | ble)   |                                 |                                |  |
| month  |                                 | estate a  |               |              |          |            |        |        | ty for sale in<br>most comp     | the last six-<br>arable to the |  |
| Address of comparable property                 |                                 |           |               |              |          |            |        | Pi     | rice                            | Date of sale                   |  |
| 1  |                                 |           |               |              |          |            |        |        |                                 |                                |  |
| 2  |                                 |           |               |              |          |            |        |        |                                 |                                |  |
| 3  |                                 |           |               |              |          |            |        |        |                                 |                                |  |
| OR   |                                 |           |               |              |          |            |        | ,      |                                 |                                |  |
|  |                                 |           |               |              |          |            |        |        | wer than thre<br>ne last six mo | e comparable onths.            |  |
| This Statement of Information was prepared on: |                                 |           |               |              |          |            |        | on:    | 18/08/2023 17:57                |                                |  |









**Property Type:** House (Res) **Land Size:** 836 sqm approx Agent Comments

Indicative Selling Price \$2,650,000 Median House Price 18/08/2022 - 17/08/2023: \$2,300,000

## Comparable Properties

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** - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



