

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

38 Villeroy Street, Hampton, VIC 3188

Indicative selling price

\$1,900,000 - \$2,000,000 Range between

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

Median sale price

Median price
\$ 1,900,000

House

*Delete house or unit as applicable

Suburb
HAMPTON

Period
06/12/2018 - 04/06/2019

Source
Price Finder

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



**33 GROUST STREET
HAMPTON**

3 2 2

Normal Sale \$1,900,000
Date Sold 08/12/2018
Land 622 sqm



**24 BAYSIDE CRESCENT
HAMPTON**

4 2 2

Normal Sale \$2,000,000
Date Sold 03/04/2019
Land 798 sqm



**236 SOUTH ROAD
BRIGHTON EAST**

5 3 8

Normal Sale \$2,000,000
Date Sold 23/03/2019
Land 735 sqm