

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 59 Orlando Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$2,162,500 House Unit 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	40 Mills St HAMPTON 3188	\$3,100,000	12/12/2018
2	36 Imbros St HAMPTON 3188	\$3,000,000	24/03/2019
3	20 Bridge St HAMPTON 3188	\$2,950,000	02/11/2018

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.

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4 3 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,000,000

Median House Price
March quarter 2019: \$2,162,500

Comparable Properties



40 Mills St HAMPTON 3188 (REI)

Agent Comments

4 2 3

Price: \$3,100,000
Method: Private Sale
Date: 12/12/2018
Rooms: -
Property Type: House
Land Size: 632 sqm approx



36 Imbros St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$3,000,000
Method: Sold After Auction
Date: 24/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 690 sqm approx



20 Bridge St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$2,950,000
Method: Private Sale
Date: 02/11/2018
Rooms: -
Property Type: House
Land Size: 520 sqm approx