## 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

46 Teddington Road, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,700,000		&		\$1,870,000			
Median sale p	rice							
Median price	\$1,905,000	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	25 Teddington Rd HAMPTON 3188	\$1,865,000	26/10/2019
2	50 Linacre Rd HAMPTON 3188	\$1,690,000	10/08/2019
3	544 Bluff Rd HAMPTON 3188	\$1,680,000	20/09/2019

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.

This Statement of Information was prepared on:

31/01/2020 13:10







Property Type: House (Previously Occupied - Detached) Land Size: 766 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price Year ending December 2019: \$1,905,000

# **Comparable Properties**



25 Teddington Rd HAMPTON 3188 (REI)

50 Linacre Rd HAMPTON 3188 (REI/VG)

**2** 



Price: \$1,865,000 Method: Auction Sale Date: 26/10/2019 Property Type: House (Res) Land Size: 766 sqm approx

Agent Comments

Agent Comments



Price: \$1,690,000 Method: Auction Sale Date: 10/08/2019 Property Type: House (Res) Land Size: 604 sqm approx

3



544 Bluff Rd HAMPTON 3188 (REI/VG)



Agent Comments

Price: \$1,680,000 Method: Private Sale Date: 20/09/2019 Property Type: House Land Size: 697 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.