

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 consumer.vic.gov.au/underquoting

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,905,000 Property Type House Suburb Hampton

Period - From 01/01/2019 to 31/12/2019 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.

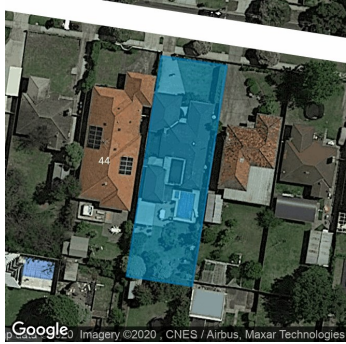
	Address of comparable property	Price	Date of sale
1	25 Teddington Rd HAMPTON 3188	\$1,865,000	26/10/2019
2	50 Linacre Rd HAMPTON 3188	\$1,690,000	10/08/2019
3	544 Bluff Rd HAMPTON 3188	\$1,680,000	20/09/2019

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)

Agent Comments



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



50 Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments



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



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