

# 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

1 Swyer Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$2,150,000

Property Type House

Suburb Hampton

Period - From 01/04/2023

to 30/06/2023

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	1 Cooke St SANDRINGHAM 3191	\$1,600,000	30/03/2023
2	45 Fewster Rd HAMPTON 3188	\$1,580,000	22/04/2023
3			

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:

09/08/2023 09:23



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**Property Type:** House  
**Land Size:** 613m2 approximately.  
sqm approx  
**Agent Comments**  
Corner block.

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
June quarter 2023: \$2,150,000

## Comparable Properties



**1 Cooke St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

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**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 30/03/2023  
**Property Type:** House (Res)  
**Land Size:** 689 sqm approx



**45 Fewster Rd HAMPTON 3188 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$1,580,000  
**Method:** Auction Sale  
**Date:** 22/04/2023  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx

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 - Jellis Craig | P: 03 9194 1200**