

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

148 Thomas Street, Hampton, VIC 3188

Indicative selling price

\$1,895,000

Range between

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

Median sale price

Median price
\$ 1,905,000

House

*Delete house or unit as applicable

Suburb
HAMPTON

Period
16/11/2018 - 15/05/2019

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



**11 RETREAT ROAD
HAMPTON**

4 2 2

Agents Advice - Sale Price Withheld
Date Sold 10/04/2019
Land 520 sqm



**6 WAVE STREET
HAMPTON**

4 1 2

Normal Sale \$1,900,000
Date Sold 15/02/2019
Land 460 sqm



**5 NICOL STREET
HAMPTON**

5 2 2

Agents Advice - Sale *\$1,860,000
Date Sold 19/04/2019
Land 623 sqm