

# 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

1/440 Hampton 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

\$730,000

&

\$770,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Hampton

Period - From

01/10/2018

to

30/09/2019

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	7/440 Hampton St HAMPTON 3188	\$751,000	16/04/2019
2	2/4 Littlewood St HAMPTON 3188	\$727,500	01/06/2019
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:

30/10/2019 10:42



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$730,000 - \$770,000

**Median Unit Price**

Year ending September 2019: \$800,000

There are not many split level apartments of this nature sold in Hampton

## Comparable Properties



**7/440 Hampton St HAMPTON 3188 (REI/VG)**

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Agent Comments

Larger outdoor space

**Price:** \$751,000

**Method:** Sold Before Auction

**Date:** 16/04/2019

**Property Type:** Apartment



**2/4 Littlewood St HAMPTON 3188 (REI/VG)**

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Agent Comments

smaller and more modern

**Price:** \$727,500

**Method:** Auction Sale

**Date:** 01/06/2019

**Property Type:** Apartment

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.