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

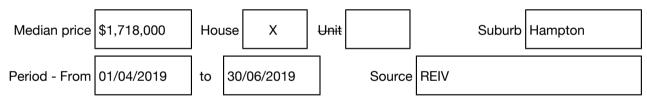
SS 1 St Kilian Street, Hampton Vic 3188 Ind de

Indicative selling price

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

 Range between
 \$1,950,000
 &
 \$2,145,000

Median sale price



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	51 Windermere Cr BRIGHTON 3186	\$2,330,000	02/03/2019
2	68 Teddington Rd HAMPTON 3188	\$2,228,000	23/02/2019
3	10 Lansdown St HAMPTON 3188	\$2,225,000	30/03/2019

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.

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

propertydata

Generated: 15/08/2019 09:48

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.

Cつ MARSHALLWHITE





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 666 sqm approx Agent Comments Kate Strickland 03 9832 1133 0400 125 946 kate.strickland@marshallwhite.com.au

> Indicative Selling Price \$1,950,000 - \$2,145,000 Median House Price June quarter 2019: \$1,718,000

Comparable Properties

51 Windermere Cr BRIGHTON 3186 (REI/VG) 4 2 2 2 Price: \$2,330,000 Method: Auction Sale Date: 02/03/2019 Rooms: - Property Type: House (Res) Land Size: 606 sqm approx	Agent Comments
68 Teddington Rd HAMPTON 3188 (REI/VG) 4 2 2 2 Price: \$2,228,000 Method: Private Sale Date: 23/02/2019 Rooms: - Property Type: House	Agent Comments
10 Lansdown St HAMPTON 3188 (REI/VG) 5 2 2 2 Price: \$2,225,000 Method: Auction Sale Date: 30/03/2019 Rooms: - Property Type: House (Res) Land Size: 696 sqm approx	Agent Comments

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

propertydata

Generated: 15/08/2019 09:48

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.

