

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 St Kilian Street, Hampton Vic 3188
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Indicative selling price

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

Range between	\$1,950,000	&	\$2,145,000
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Median sale price

Median price	\$1,718,000	House	X	Unit		Suburb	Hampton
Period - From	01/04/2019	to	30/06/2019	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	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.

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Indicative Selling Price

\$1,950,000 - \$2,145,000

Median House Price

June quarter 2019: \$1,718,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



51 Windermere Cr BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,330,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 606 sqm approx



68 Teddington Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,228,000

Method: Private Sale

Date: 23/02/2019

Rooms: -

Property Type: House



10 Lansdown St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,225,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 696 sqm approx