

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

90 David Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,400,000 & \$2,500,000

Median sale price

Median price \$1,900,000 House Unit Suburb Hampton

Period - From 01/10/2018 to 31/12/2018 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	136 Thomas St HAMPTON 3188	\$2,545,000	12/01/2019
2	17 Avelin St HAMPTON 3188	\$2,475,000	15/09/2018
3	68 Teddington Rd HAMPTON 3188	\$2,228,000	23/02/2019

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
 \$2,400,000 - \$2,500,000

Median House Price
 December quarter 2018: \$1,900,000



Rooms:
Property Type: House (Res)
Land Size: 616 sqm approx
Agent Comments

Comparable Properties



136 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,545,000
Method: Private Sale
Date: 12/01/2019
Rooms: 8
Property Type: House (Res)
Land Size: 631 sqm approx



17 Avelin St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,475,000
Method: Auction Sale
Date: 15/09/2018
Rooms: 8
Property Type: House (Res)
Land Size: 603 sqm approx



68 Teddington Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$2,228,000
Method: Private Sale
Date: 23/02/2019
Rooms: -
Property Type: House