

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

4 Garden Street, Hampton Vic 3188

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$2,120,000

House

X

Unit

Suburb Hampton

Period - From 01/07/2018

to

30/09/2018

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	43 Gladstone St SANDRINGHAM 3191	\$1,650,000	23/08/2018
2	48 Earlsfield Rd HAMPTON 3188	\$1,610,000	28/07/2018
3	27 Service St HAMPTON 3188	\$1,550,000	23/06/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties

43 Gladstone St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 23/08/2018

Rooms: 4

Property Type: House (Res)



48 Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$1,610,000

Method: Auction Sale

Date: 28/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 832 sqm approx



27 Service St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)