

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

15 Kanowna Street, Hampton Vic 3188

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$1,900,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Hampton"/>
Period - From	<input type="text" value="01/10/2018"/>	to	<input type="text" value="31/12/2018"/>	Source	<input type="text" value="REIV"/>		

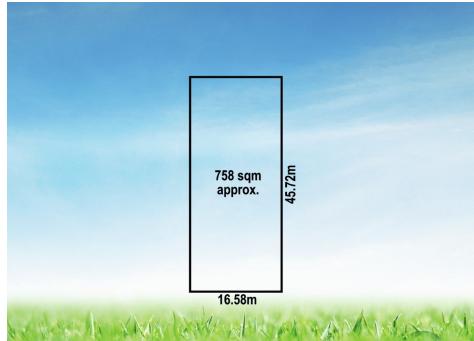
Comparable property sales (*Delete A or B below as applicable)

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	16 Arthur St SANDRINGHAM 3191	\$1,950,000	01/12/2018
2	178 South Rd BRIGHTON EAST 3187	\$1,950,000	08/09/2018
3	24 Littlewood St HAMPTON 3188	\$1,700,000	20/10/2018

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: 6

Property Type: House/ Land

Land Size: 758 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

December quarter 2018: \$1,900,000

Comparable Properties



16 Arthur St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,950,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx



178 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,950,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: House (Res)



24 Littlewood St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: House

Land Size: 627 sqm approx