

## 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 9 Chislehurst Road, Hampton Vic 3188

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,930,000

#### Median sale price

Median price \$2,097,500 House X Unit Suburb Hampton

Period - From 01/04/2017 to 31/03/2018 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 | 1a Raynes Park Rd HAMPTON 3188 | \$2,100,000 | 03/03/2018   |
| 2 | 26b Kingston St HAMPTON 3188   | \$1,910,000 | 05/05/2018   |
| 3 | 54b Kingston St HAMPTON 3188   | \$1,860,000 | 14/04/2018   |

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.~~



 4  2.5  4

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 379 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$1,930,000

**Median House Price**

Year ending March 2018: \$2,097,500

## Comparable Properties



**1a Raynes Park Rd HAMPTON 3188 (REI)**

Agent Comments

 4  3  2

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** 8

**Property Type:** Townhouse (Res)

**Land Size:** 398 sqm approx



**26b Kingston St HAMPTON 3188 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,910,000

**Method:** Auction Sale

**Date:** 05/05/2018

**Rooms:** -

**Property Type:** House (Res)



**54b Kingston St HAMPTON 3188 (REI/VG)**

Agent Comments

 4  3  1

**Price:** \$1,860,000

**Method:** Auction Sale

**Date:** 14/04/2018

**Rooms:** -

**Property Type:** Townhouse (Res)