



STATEMENT OF INFORMATION

49 BEACH ROAD, HAMPTON, VIC 3188

PREPARED BY MAITLAND GROUP, 116-118 CHARMAN RD MENTONE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



49 BEACH ROAD, HAMPTON, VIC 3188

4 2 2

Indicative Selling Price

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

Price Range: \$3,000,000 to \$3,250,000

MEDIAN SALE PRICE



HAMPTON, VIC, 3188

Suburb Median Sale Price (House)

\$1,715,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2 KERFERD ST, HAMPTON, VIC 3188

4 2 2

Sale Price

***\$3,150,000**

Sale Date: 24/06/2017

Distance from Property: 964m



41 CHAMPION ST, BRIGHTON, VIC 3186

4 2 2

Sale Price

***\$3,200,000**

Sale Date: 18/05/2017

Distance from Property: 1.6km



1 MCCARTHY ST, HAMPTON, VIC 3188

4 2 2

Sale Price

Price Withheld

Sale Date: 04/06/2017

Distance from Property: 796m



This report has been compiled on 11/07/2017 by Maitland Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 BEACH ROAD, HAMPTON, VIC 3188

Indicative selling price

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Price Range: \$3,000,000 to \$3,250,000

Median sale price

Median price

\$1,715,000

House

Unit

Suburb

HAMPTON

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
2 KERFERD ST, HAMPTON, VIC 3188	*\$3,150,000	24/06/2017
41 CHAMPION ST, BRIGHTON, VIC 3186	*\$3,200,000	18/05/2017
1 MCCARTHY ST, HAMPTON, VIC 3188	Price Withheld	04/06/2017