

# 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







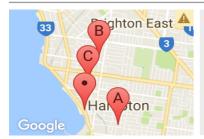
**Indicative Selling Price** 

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







Sale Price

\*\$3,150,000

Sale Date: 24/06/2017

Distance from Property: 964m





# 41 CHAMPION ST, BRIGHTON, VIC 3186







**Sale Price** 

\*\$3,200,000

Sale Date: 18/05/2017

Distance from Property: 1.6km





1 MCCARTHY ST, HAMPTON, VIC 3188







**Sale Price** 

**Price Withheld** 

Sale Date: 04/06/2017

Distance from Property: 796m



# 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
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#### Indicative selling price

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

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	p	ricefinder

# 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

