

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

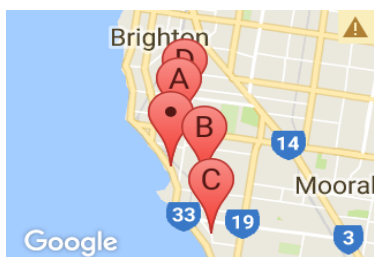
4 2 2

Indicative Selling Price

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

Price Range: \$2,900,000 to \$3,190,000

MEDIAN SALE PRICE



HAMPTON, VIC, 3188

Suburb Median Sale Price (House)

\$1,865,000

01 October 2016 to 30 September 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.



4 THE AVE, HAMPTON, VIC 3188

4 2 2

Sale Price

***\$2,700,000**

Sale Date: 25/09/2017

Distance from Property: 996m



2 KERFERD ST, HAMPTON, VIC 3188

4 2 2

Sale Price

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

Sale Date: 24/06/2017

Distance from Property: 964m



55 FERNHILL RD, SANDRINGHAM, VIC 3191

4 2 2

Sale Price

\$3,010,000

Sale Date: 13/05/2017

Distance from Property: 2.2km



This report has been compiled on 10/11/2017 by Maitland Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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41 CHAMPION ST, BRIGHTON, VIC 3186

 3  2  2

Sale Price

\$3,200,000

Sale Date: 18/05/2017

Distance from Property: 1.6km



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

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

Price Range: \$2,900,000 to \$3,190,000

Median sale price

Median price \$1,865,000

House

Unit

Suburb

HAMPTON

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
4 THE AVE, HAMPTON, VIC 3188	*\$2,700,000	25/09/2017
2 KERFERD ST, HAMPTON, VIC 3188	*\$3,150,000	24/06/2017
55 FERNHILL RD, SANDRINGHAM, VIC 3191	\$3,010,000	13/05/2017
41 CHAMPION ST, BRIGHTON, VIC 3186	\$3,200,000	18/05/2017