

## 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

19 Gordon Street, 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

&

\$1,950,000

#### Median sale price

Median price

\$1,900,000

House

X

Unit

Suburb

Hampton

Period - From

01/01/2018

to

31/12/2018

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	42 Whyte St BRIGHTON 3186	\$1,920,000	23/10/2018
2	27 Lynch St BRIGHTON 3186	\$1,825,000	10/11/2018
3	28 Sargood St HAMPTON 3188	\$1,820,000	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.

19 Gordon Street, Hampton Vic 3188



4 3 3

**Rooms:** 8  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 328 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$1,950,000  
**Median House Price**  
Year ending December 2018: \$1,900,000

Terms of sale: 10% deposit upon signing and a flexible settlement period of 30 - 60 - 90 days from date of sale. City of Bayside Council Rates for 2018/19 are \$2,538.00 per annum approx and South East Water statutory charges 2018/19 are \$664.86 per annum approx. Potential rental in the vicinity of \$1,000 per week approx.

## Comparable Properties



**42 Whyte St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,920,000  
**Method:** Private Sale  
**Date:** 23/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 386 sqm approx

**27 Lynch St BRIGHTON 3186 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,825,000  
**Method:** Auction Sale  
**Date:** 10/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 377 sqm approx



**28 Sargood St HAMPTON 3188 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,820,000  
**Method:** Auction Sale  
**Date:** 20/10/2018  
**Rooms:** -  
**Property Type:** House (Res)