

The RayWhite logo is positioned in the top right corner of the image. It consists of the brand name "RayWhite." in a bold, black, sans-serif font, set against a bright yellow rectangular background.A photograph of a family—a woman, a man, and a young child—standing in a hallway. They are all smiling and looking at a brochure held by the man. To the right, a man in a dark suit and tie is holding a tablet and looking towards the family. The woman is wearing a black blazer and a yellow and white chevron scarf. The man is wearing a dark blue V-neck sweater and grey trousers. The child is wearing a white sweater and patterned pants. The background shows a well-lit hallway with white walls and a staircase.

22 CHARMING STREET, HAMPTON EAST, VIC 3188
PREPARED BY AARON HILL, RAY WHITE SUNBURY, PHONE: +61 403 460 776

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

22 CHARMING STREET, HAMPTON EAST, VIC 3188

Indicative selling price

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

Price Range:

\$2,900,000 to \$3,200,000

Median sale price

Median price

\$1,495,000

Property type

House

Suburb

HAMPTON EAST

Period

01 January 2023 to 31 December 2023

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

14 CHARMING ST, HAMPTON EAST, VIC 3188	*\$3,100,000	04/11/2023
16 CHARMING ST, HAMPTON EAST, VIC 3188	**\$3,125,000	28/02/2024
18 CHARMING ST, HAMPTON EAST, VIC 3188	\$3,035,000	04/11/2023

This Statement of Information was prepared on:

07/03/2024