

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 36a Widdop Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,095,000 House Unit X Suburb Hampton East

Period - From 01/01/2017 to 31/12/2017 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	2/458 Bluff Rd HAMPTON 3188	\$855,500	16/11/2017
2	19/373 South Rd BRIGHTON EAST 3187	\$782,500	13/01/2018
3	3/21 Morley Cr HIGHETT 3190	\$740,000	02/01/2018

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.~~



 2
  1
  2

Rooms: 4

Property Type: Townhouse

Land Size: 316 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending December 2017: \$1,095,000

Comparable Properties



2/458 Bluff Rd HAMPTON 3188 (REI)

Agent Comments

 3
  1
  2

Price: \$855,500

Method: Sold Before Auction

Date: 16/11/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 354 sqm approx



19/373 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 2
  1
  1

Price: \$782,500

Method: Private Sale

Date: 13/01/2018

Rooms: 5

Property Type: Unit



3/21 Morley Cr HIGHETT 3190 (REI)

Agent Comments

 2
  2
  2

Price: \$740,000

Method: Private Sale

Date: 02/01/2018

Rooms: -

Property Type: Townhouse (Single)