

## 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

1 Leith Crescent, Hampton East 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

\$800,000

&

\$880,000

#### 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	52 Ashwood Av HIGHETT 3190	\$870,000	24/02/2018
2	2/3 Regworth Ct HIGHETT 3190	\$855,000	09/12/2017
3	2/23 George St HIGHETT 3190	\$820,000	21/03/2018

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.



3   -  

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Land Size:** 306 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Unit Price**  
Year ending December 2017: \$1,095,000

## Comparable Properties



52 Ashwood Av HIGHETT 3190 (REI)

**Agent Comments**

3   1   2

**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



2/3 Regworth Ct HIGHETT 3190 (REI/VG)

**Agent Comments**

2   1   1

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 325 sqm approx



2/23 George St HIGHETT 3190 (REI)

**Agent Comments**

3   2   2

**Price:** \$820,000  
**Method:** Sold Before Auction  
**Date:** 21/03/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)