

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 17 Summit Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,335,000 House X Unit Suburb Hampton East

Period - From 01/07/2017 to 30/06/2018 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	2/16 Barnet St HIGHETT 3190	\$1,295,000	18/07/2018
2	22 Desmond Av HIGHETT 3190	\$1,221,600	06/06/2018
3	7 James Av HIGHETT 3190	\$1,100,000	01/09/2018

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.



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Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2018: \$1,335,000

Comparable Properties



2/16 Barnet St HIGHETT 3190 (REI)

Agent Comments

3 2 1

Price: \$1,295,000
Method: Private Sale
Date: 18/07/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 261 sqm approx



22 Desmond Av HIGHETT 3190 (REI)

Agent Comments

3 2 1

Price: \$1,221,600
Method: Private Sale
Date: 06/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 332 sqm approx



7 James Av HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$1,100,000
Method: Private Sale
Date: 01/09/2018
Rooms: -
Property Type: House
Land Size: 393 sqm approx