

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 11 O'Connor Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,390,000 & \$1,460,000

Median sale price

Median price \$1,330,000 House Unit Suburb Hampton East

Period - From 01/10/2017 to 30/09/2018 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	67 Teddington Rd HAMPTON 3188	\$1,530,000	01/11/2018
2	178 Ludstone St HAMPTON 3188	\$1,400,000	27/09/2018
3	13 Fairbank Rd BENTLEIGH 3204	\$1,550,000	15/09/2018

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.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 951 sqm approx
Agent Comments

Indicative Selling Price
\$1,390,000 - \$1,460,000
Median House Price
Year ending September 2018: \$1,330,000

Comparable Properties



67 Teddington Rd HAMPTON 3188 (REI)

Agent Comments

2 1 3

Price: \$1,530,000
Method: Private Sale
Date: 01/11/2018
Rooms: -
Property Type: House
Land Size: 766 sqm approx



178 Ludstone St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$1,400,000
Method: Private Sale
Date: 27/09/2018
Rooms: -
Property Type: House



13 Fairbank Rd BENTLEIGH 3204 (REI)

Agent Comments

5 2 4

Price: \$1,550,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 864 sqm approx