

## 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  
9 Flowerdale Road, 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 \$1,890,000 & \$2,079,000

#### 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	59 Earlsfield Rd HAMPTON 3188	\$2,225,000	04/08/2018
2	32 Miller St HIGHETT 3190	\$2,041,000	04/08/2018
3	16 Marshall Av HIGHETT 3190	\$1,875,000	18/09/2018

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.



 4  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 590 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,890,000 - \$2,079,000  
**Median House Price**  
Year ending June 2018: \$1,335,000

## Comparable Properties



59 Earlsfield Rd HAMPTON 3188 (REI/VG)

**Agent Comments**

 5  4  3

**Price:** \$2,225,000  
**Method:** Private Sale  
**Date:** 04/08/2018  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 766 sqm approx



32 Miller St HIGHETT 3190 (REI/VG)

**Agent Comments**

 4  2  1

**Price:** \$2,041,000  
**Method:** Auction Sale  
**Date:** 04/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 714 sqm approx



16 Marshall Av HIGHETT 3190 (REI)

**Agent Comments**

 4  3  3

**Price:** \$1,875,000  
**Method:** Private Sale  
**Date:** 18/09/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 604 sqm approx