

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

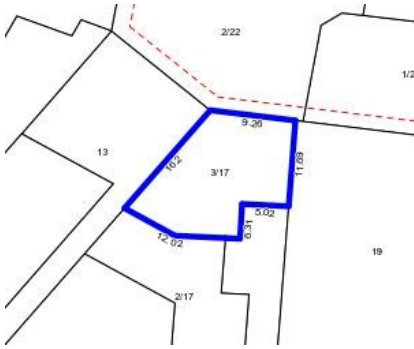
Comparable property sales (*Delete A or B below as applicable)

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	13 Oconnor Cr HAMPTON EAST 3188	\$750,000	06/12/2018
2	5/15 Graham Rd HIGHETT 3190	\$740,000	24/02/2019
3	2/17 Peterson St HIGHETT 3190	\$705,000	01/12/2018

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: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
Year ending December 2018: \$732,500

Comparable Properties



13 Oconnor Cr HAMPTON EAST 3188 (REI/VG) **Agent Comments**

2 1 2

Price: \$750,000
Method: Sold Before Auction
Date: 06/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 260 sqm approx



5/15 Graham Rd HIGHETT 3190 (REI) **Agent Comments**

2 1 1

Price: \$740,000
Method: Private Sale
Date: 24/02/2019
Rooms: 4
Property Type: Unit
Land Size: 327 sqm approx

2/17 Peterson St HIGHETT 3190 (REI/VG) **Agent Comments**

2 2 2

Price: \$705,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: Unit
Land Size: 322 sqm approx