

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 Henrietta Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,260,000 House X Unit Suburb Hampton East

Period - From 01/01/2018 to 31/12/2018 Source REIV

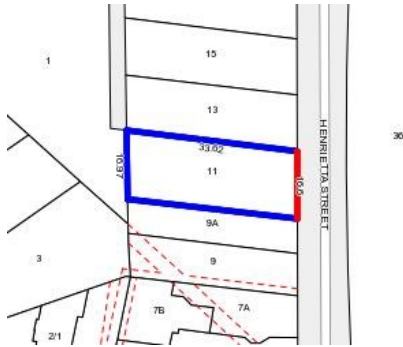
Comparable property sales (*Delete A or B below as applicable)

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	1038 Nepean Hwy MOORABBIN 3189	\$875,000	21/02/2019
2	23 Rica St MOORABBIN 3189	\$825,000	28/02/2019
3	15 Rica St MOORABBIN 3189	\$815,000	31/03/2019

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: House (Previously Occupied - Detached)
Land Size: 559 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending December 2018: \$1,260,000

Comparable Properties



1038 Nepean Hwy MOORABBIN 3189 (REI/VG) Agent Comments

3 2 2

Price: \$875,000
Method: Private Sale
Date: 21/02/2019
Rooms: -
Property Type: House
Land Size: 585 sqm approx



23 Rica St MOORABBIN 3189 (REI) Agent Comments

3 1 2

Price: \$825,000
Method: Sold Before Auction
Date: 28/02/2019
Rooms: 4
Property Type: House (Res)
Land Size: 588 sqm approx



15 Rica St MOORABBIN 3189 (REI) Agent Comments

3 1 2

Price: \$815,000
Method: Auction Sale
Date: 31/03/2019
Rooms: -
Property Type: House (Res)