

## 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](http://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

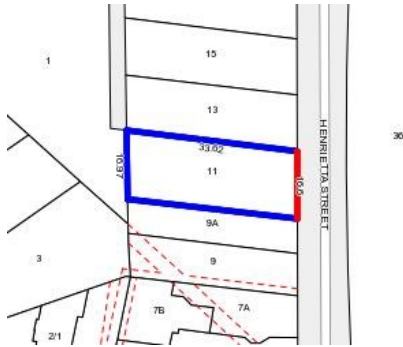
#### Comparable property sales (\*Delete A or B below as applicable)

**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.



3   -   2

**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)