

## 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 27 Parkview Crescent, 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 \$1,350,000 & \$1,470,000

#### Median sale price

Median price \$1,150,000 House  Unit  Suburb Hampton East

Period - From 01/07/2018 to 30/06/2019 Source REIV

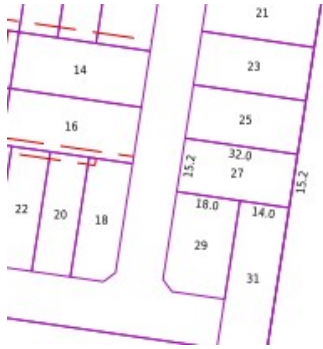
#### Comparable property sales (\*Delete A or B below as applicable)

**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	117 Bay Rd SANDRINGHAM 3191	\$1,475,000	28/05/2019
2	19 Parkview Cr HAMPTON EAST 3188	\$1,470,000	02/03/2019
3	90 Highett Rd HAMPTON 3188	\$1,380,000	01/05/2019

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.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 486 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,350,000 - \$1,470,000  
**Median House Price**  
 Year ending June 2019: \$1,150,000

## Comparable Properties



**117 Bay Rd SANDRINGHAM 3191 (REI/VG)** Agent Comments



**Price:** \$1,475,000  
**Method:** Private Sale  
**Date:** 28/05/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx



**19 Parkview Cr HAMPTON EAST 3188 (REI/VG)** Agent Comments



**Price:** \$1,470,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 482 sqm approx



**90 Highett Rd HAMPTON 3188 (REI)** Agent Comments



**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 01/05/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 676 sqm approx