

# 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

5a Dane 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 \$980,000 & \$1,070,000

### Median sale price

Median price \$1,281,250 Property Type House Suburb Hampton East

Period - From 01/10/2019 to 31/12/2019 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	30a Miller St HIGHETT 3190	\$1,061,500	22/02/2020
2	2 Summit Av HAMPTON EAST 3188	\$1,052,000	19/12/2019
3	28 Besant St HAMPTON EAST 3188	\$1,020,000	15/02/2020

**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.~~

This Statement of Information was prepared on:

02/03/2020 11:51



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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$980,000 - \$1,070,000  
**Median House Price**  
December quarter 2019: \$1,281,250

## Comparable Properties



**30a Miller St HIGHETT 3190 (REI)**

Agent Comments

3   1   2

**Price:** \$1,061,500  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Property Type:** Townhouse (Res)



**2 Summit Av HAMPTON EAST 3188 (REI)**

Agent Comments

3   2   2

**Price:** \$1,052,000  
**Method:** Sold Before Auction  
**Date:** 19/12/2019  
**Property Type:** Townhouse (Res)



**28 Besant St HAMPTON EAST 3188 (REI)**

Agent Comments

3   1   -

**Price:** \$1,020,000  
**Method:** Auction Sale  
**Date:** 15/02/2020  
**Property Type:** House (Res)