

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 3/11 Stonehaven Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,220,000 & \$1,290,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Hampton East

Period - From 01/04/2020 to 30/06/2020 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	6b Daff Av HAMPTON EAST 3188	\$1,495,000	13/06/2020
2	25 Lonsdale Av HAMPTON EAST 3188	\$1,335,000	13/06/2020
3	6 Harry St HAMPTON EAST 3188	\$1,325,000	22/09/2020

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: 09/10/2020 10:49

3/11 Stonehaven Crescent, Hampton East Vic 3188

MARSHALLWHITE

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Indicative Selling Price

\$1,220,000 - \$1,290,000

Median House Price

June quarter 2020: \$1,350,000



 3  3  2

Property Type:

Agent Comments

Comparable Properties



6b Daff Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,495,000

Method: Private Sale

Date: 13/06/2020

Property Type: Townhouse (Single)

Land Size: 569 sqm approx



25 Lonsdale Av HAMPTON EAST 3188 (REI)

Agent Comments

 3  2  2

Price: \$1,335,000

Method: Auction Sale

Date: 13/06/2020

Property Type: Townhouse (Res)

Land Size: 320 sqm approx



6 Harry St HAMPTON EAST 3188 (REI)

Agent Comments

 4  3  1

Price: \$1,325,000

Method: Private Sale

Date: 22/09/2020

Property Type: Townhouse (Single)

Land Size: 302 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.