

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 2/11 Stonehaven Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,165,000 Property Type Unit Suburb Hampton East

Period - From 01/01/2020 to 31/03/2020 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	62 Tibrockney St HIGHETT 3190	\$1,175,000	21/03/2020
2	3/42 Highett Rd HAMPTON 3188	\$1,160,000	27/05/2020
3	5 Berend St HAMPTON EAST 3188	\$1,100,000	08/02/2020

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.~~

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

March quarter 2020: \$1,165,000



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



62 Tibrockney St HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$1,175,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 673 sqm approx



3/42 Highett Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,160,000

Method: Private Sale

Date: 27/05/2020

Property Type: Townhouse (Single)

5 Berend St HAMPTON EAST 3188 (VG)

Agent Comments

2 - -

Price: \$1,100,000

Method: Sale

Date: 08/02/2020

Property Type: House (Res)

Land Size: 155 sqm approx