

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

105 Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,217,500 Property Type House Suburb Hampton East

Period - From 10/11/2019 to 09/11/2020 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	30a Besant St HAMPTON EAST 3188	\$1,300,000	20/10/2020
2	18 Siede Ct CHELTENHAM 3192	\$1,250,000	08/10/2020
3	2A Kiama St MOORABBIN 3189	\$1,240,000	29/07/2020

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: 10/11/2020 12:46



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
10/11/2019 - 09/11/2020: \$1,217,500

Comparable Properties



30a Besant St HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 20/10/2020
Property Type: Townhouse (Single)
Land Size: 316 sqm approx



18 Siede Ct CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 08/10/2020
Property Type: House (Res)



2A Kiama St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,240,000
Method: Private Sale
Date: 29/07/2020
Property Type: Townhouse (Single)
Land Size: 329 sqm approx