

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

11 O'Connor Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,450,000 & \$1,500,000

Median sale price

Median price \$1,150,000 Property Type House 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	18 Arnold Rd BRIGHTON EAST 3187	\$1,555,000	06/06/2019
2	28 North Av BENTLEIGH 3204	\$1,495,000	10/08/2019
3			

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: 09/10/2019 18:08



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Property Type: House (Res)
Land Size: 951 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,500,000
Median House Price
Year ending June 2019: \$1,150,000

Comparable Properties



18 Arnold Rd BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,555,000
Method: Private Sale
Date: 06/06/2019
Rooms: 6
Property Type: House
Land Size: 680 sqm approx



28 North Av BENTLEIGH 3204 (REI)

Agent Comments

5 2 4

Price: \$1,495,000
Method: Auction Sale
Date: 10/08/2019
Property Type: House (Res)
Land Size: 852 sqm approx

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.