

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	54 Spring Road, Hampton East Vic 3188
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Indicative selling price

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

Single price	\$1,175,000
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Median sale price

Median price	\$1,180,000	House	X	Unit		Suburb	Hampton East
Period - From	01/04/2018	to	31/03/2019	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	24 Spring Rd HIGHETT 3190	\$1,160,000	06/04/2019
2	23 Widdop Cr HAMPTON EAST 3188	\$1,150,000	17/06/2019
3	10 Marchant St HIGHETT 3190	\$1,130,000	23/03/2019

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.



3 2 1

Rooms:
Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$1,175,000
Median House Price
Year ending March 2019: \$1,180,000

Comparable Properties



24 Spring Rd HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$1,160,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 605 sqm approx



23 Widdop Cr HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 17/06/2019
Rooms: -
Property Type: House
Land Size: 659 sqm approx



10 Marchant St HIGHETT 3190 (REI)

Agent Comments

3 1 1

Price: \$1,130,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: House (Res)