

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 \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,335,000

House

X

Unit

Suburb Hampton East

Period - From 01/07/2017

to

30/06/2018

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	48 Earlsfield Rd HAMPTON 3188	\$1,610,000	28/07/2018
2	13 Fairbank Rd BENTLEIGH 3204	\$1,550,000	15/09/2018
3	21 Miller St HIGHETT 3190	\$1,401,000	19/05/2018

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 1 2

Rooms:

Property Type: House (Res)

Land Size: 946 sqm approx

Agent Comments

Comparable Properties



48 Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments

3 1 2

Price: \$1,610,000

Method: Auction Sale

Date: 28/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 832 sqm approx



13 Fairbank Rd BENTLEIGH 3204 (REI)

Agent Comments

5 2 4

Price: \$1,550,000

Method: Auction Sale

Date: 15/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 864 sqm approx



21 Miller St HIGHETT 3190 (REI/VG)

Agent Comments

4 2 3

Price: \$1,401,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx