

Angus Graham 9598 1111 0401 505 259 agraham@hodges.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	11 O'Connor Crescent, Hampton East Vic 3188
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,335,000	Hou	ise X	Unit		Su	uburb	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.

Ad	dress 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.

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Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** Year ending June 2018: \$1,335,000



Rooms:

Property Type: House (Res) Land Size: 946 sqm approx

Agent Comments

Comparable Properties



48 Earlsfield Rd HAMPTON 3188 (REI)

Price: \$1,610,000 Method: Auction Sale Date: 28/07/2018

Rooms: 4

Property Type: House (Res) Land Size: 832 sqm approx Agent Comments



13 Fairbank Rd BENTLEIGH 3204 (REI)

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Price: \$1,550,000 Method: Auction Sale Date: 15/09/2018

Rooms: -

Property Type: House (Res) Land Size: 864 sqm approx

Agent Comments



21 Miller St HIGHETT 3190 (REI/VG)

4





4 3

Price: \$1.401.000 Method: Auction Sale Date: 19/05/2018

Rooms: -

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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