

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

118 Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Hampton East

Period - From

01/10/2022

to

30/09/2023

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	197 Wickham Rd MOORABBIN 3189	\$1,225,000	14/10/2023
2	104 Chapel Rd MOORABBIN 3189	\$1,170,000	15/07/2023
3	174 Wickham Rd HIGHETT 3190	\$1,130,000	12/08/2023

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:

17/10/2023 10:35



Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

Year ending September 2023: \$1,330,000

Comparable Properties

197 Wickham Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,225,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 627 sqm approx

104 Chapel Rd MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 586 sqm approx



174 Wickham Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$1,130,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 644 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216