

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 6 Exley Road, 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	15 Mary Av HIGHETT 3190	\$1,450,000	13/05/2018
2	4 Florida Ct MOORABBIN 3189	\$1,450,000	09/07/2018
3	3 View St HIGHETT 3190	\$1,417,100	14/04/2018

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.



Comparable Properties



15 Mary Av HIGHETT 3190 (REI/VG)

3 2 5

Price: \$1,450,000

Method: Auction Sale

Date: 13/05/2018

Land Size: 650 sqm approx



4 Florida Ct MOORABBIN 3189 (REI/VG)

4 2 -

Price: \$1,450,000

Method: Private Sale

Date: 09/07/2018

Land Size: 645 sqm approx



3 View St HIGHETT 3190 (REI/VG)

3 2 1

Price: \$1,417,100

Method: Auction Sale

Date: 14/04/2018

Land Size: 680 sqm approx