

## 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 3 Stonehaven Crescent, Hampton East Vic 3188

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,690,000 & \$1,760,000

#### Median sale price

Median price \$1,450,500 House X Unit Suburb Hampton East

Period - From 01/10/2017 to 31/12/2017 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 Conifer St HAMPTON 3188	\$1,750,000	08/03/2018
2	21 Coates St BENTLEIGH 3204	\$1,740,000	16/12/2017
3	29 Apex Av HAMPTON EAST 3188	\$1,720,000	09/12/2017

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.



4 2 2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
 \$1,690,000 - \$1,760,000  
**Median House Price**  
 December quarter 2017: \$1,450,500

## Comparable Properties



**15 Conifer St HAMPTON 3188 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 08/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx



**21 Coates St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

5 2 1

**Price:** \$1,740,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx



**29 Apex Av HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**

5 3 1

**Price:** \$1,720,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 635 sqm approx