

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

2/8 Wishart Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,165,000 Property Type Unit Suburb Hampton East

Period - From 01/01/2020 to 31/03/2020 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	2/2 King St HAMPTON EAST 3188	\$825,000	08/02/2020
2	3/44 Highett Rd HAMPTON 3188	\$805,500	10/12/2019
3	2/35 Henry St HIGHETT 3190	\$780,000	13/05/2020

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:

09/06/2020 09:12



2 1 1

Property Type: Townhouse
(Single)

Land Size: 320 sqm approx

Agent Comments

Idyllic 2 bedroom rear townhouse, secure behind auto gates, enjoying an inviting living room, well-equipped kitchen with north facing meals, a gleaming semi-ensuite, 2nd toilet, a gorgeous alfresco courtyard with covered deck & an auto garage. Opposite Wishart Reserve.

Comparable Properties



2/2 King St HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$825,000

Method: Auction Sale

Date: 08/02/2020

Property Type: Villa



3/44 Highett Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$805,500

Method: Sold Before Auction

Date: 10/12/2019

Property Type: Unit



2/35 Henry St HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$780,000

Method: Private Sale

Date: 13/05/2020

Property Type: Unit