

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

17 Roydon Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,345,500

House

X

Unit

Suburb Hampton East

Period - From 01/04/2017

to 30/06/2017

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	48 Heath Cr HAMPTON EAST 3188	\$1,436,000	20/05/2017
2	110 Wickham Rd HAMPTON EAST 3188	\$1,290,000	29/06/2017
3	316 South Rd HAMPTON EAST 3188	\$1,290,000	12/05/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



48 Heath Cr HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,436,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 3

Property Type: House (Res)

Land Size: 646 sqm approx



110 Wickham Rd HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,290,000

Method: Sold Before Auction

Date: 29/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 724 sqm approx



316 South Rd HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,290,000

Method: Sold Before Auction

Date: 12/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 589 sqm approx