

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 2/50 Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Single price \$1,100,000

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	100 Wickham Rd HAMPTON EAST 3188	\$1,265,000	01/09/2018
2	96 Wickham Rd HAMPTON EAST 3188	\$1,180,000	14/06/2018
3	15 Wickham Rd HAMPTON EAST 3188	\$1,135,000	21/04/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000

Median House Price
Year ending June 2018: \$1,335,000

Comparable Properties



100 Wickham Rd HAMPTON EAST 3188 (REI) **Agent Comments**



Price: \$1,265,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 557 sqm approx

96 Wickham Rd HAMPTON EAST 3188 (VG) **Agent Comments**



Price: \$1,180,000
Method: Sale
Date: 14/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 557 sqm approx



15 Wickham Rd HAMPTON EAST 3188 (REI/VG) **Agent Comments**



Price: \$1,135,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 605 sqm approx