

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

18 Exley Road, Hampton East Vic 3188

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$1,270,000

Property Type

Unit

Suburb

Hampton East

Period - From

01/04/2022

to

30/06/2022

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	1/34 Grandview Gr MOORABBIN 3189	\$925,000	18/06/2022
2	48 Gilarth St HIGHETT 3190	\$860,000	25/06/2022
3			

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:

19/09/2022 22:53



2 1 2

Property Type: House
Land Size: 404 sqm approx
Agent Comments

Indicative Selling Price
\$900,000
Median Unit Price
June quarter 2022: \$1,270,000

Comparable Properties



1/34 Grandview Gr MOORABBIN 3189 (REI/VG) **Agent Comments**

3 1 1

Price: \$925,000
Method: Auction Sale
Date: 18/06/2022
Property Type: Unit
Land Size: 371 sqm approx



48 Gilarth St HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$860,000
Method: Auction Sale
Date: 25/06/2022
Property Type: Townhouse (Res)

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.