

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

98 Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,250,000

&

\$1,320,000

Median sale price

Median price

\$1,225,000

Property Type

House

Suburb

Hampton East

Period - From

02/02/2020

to

01/02/2021

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	16 Lawson Pde HIGHETT 3190	\$1,260,000	23/12/2020
2	18 Siede Ct CHELTENHAM 3192	\$1,250,000	08/10/2020
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:

02/02/2021 10:31



Property Type: House (Previously Occupied - Detached)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



16 Lawson Pde HIGHETT 3190 (REI)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 23/12/2020

Property Type: House

Land Size: 600 sqm approx



18 Siede Ct CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 08/10/2020

Property Type: House (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.