

# 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

5/31-35 Wickham Road, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,295,000

### Median sale price

Median price

\$1,390,000

Property Type

Townhouse

Suburb

Hampton East

Period - From

22/08/2022

to

21/08/2023

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.

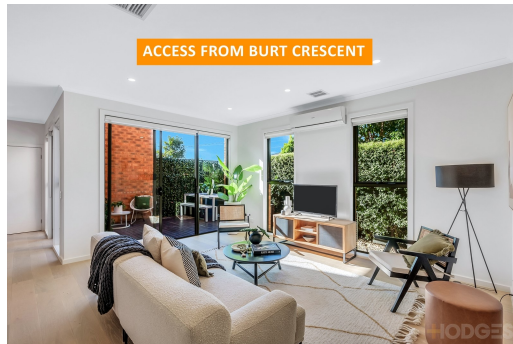
	Address of comparable property	Price	Date of sale
1	19 George St HIGHETT 3190	\$1,333,000	27/05/2023
2	2/44 Crisp St HAMPTON 3188	\$1,320,000	07/07/2023
3	18a June St HIGHETT 3190	\$1,240,000	11/08/2023

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:

22/08/2023 10:21



3 2 2

**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,295,000

**Median Townhouse Price**  
22/08/2022 - 21/08/2023: \$1,390,000

## Comparable Properties



**19 George St HIGHETT 3190 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,333,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** Townhouse (Res)



**2/44 Crisp St HAMPTON 3188 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 07/07/2023  
**Property Type:** Townhouse (Res)



**18a June St HIGHETT 3190 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,240,000  
**Method:** Sold Before Auction  
**Date:** 11/08/2023  
**Property Type:** House (Res)