

# 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

2/119 Wickham Road, Hampton East Vic 3188

### Indicative selling price

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

Range between

\$750,000

&

\$820,000

### Median sale price

Median price

\$815,000

Property Type

Unit

Suburb

Hampton East

Period - From

01/07/2020

to

30/09/2020

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	4/13 Evans Av HAMPTON EAST 3188	\$795,000	10/08/2020
2	16/13 Kelly Av HAMPTON EAST 3188	\$792,500	16/11/2020
3	2/134 Wickham Rd HAMPTON EAST 3188	\$790,000	19/12/2020

**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:

14/01/2021 22:04



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**

\$750,000 - \$820,000

**Median Unit Price**

September quarter 2020: \$815,000

## Comparable Properties



**4/13 Evans Av HAMPTON EAST 3188 (REI/VG)** Agent Comments



**Price:** \$795,000

**Method:** Private Sale

**Date:** 10/08/2020

**Property Type:** Unit

**Land Size:** 193 sqm approx



**16/13 Kelly Av HAMPTON EAST 3188 (REI/VG)** Agent Comments



**Price:** \$792,500

**Method:** Private Sale

**Date:** 16/11/2020

**Property Type:** Unit



**2/134 Wickham Rd HAMPTON EAST 3188 (REI)** Agent Comments



**Price:** \$790,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** Unit

**Land Size:** 246 sqm approx