

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 19 Parkview Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,490,000 & \$1,590,000

Median sale price

Median price \$1,330,000 House X Unit Suburb Hampton East

Period - From 01/01/2018 to 31/12/2018 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	44 Vincent St SANDRINGHAM 3191	\$1,590,000	15/11/2018
2	6 Exley Rd HAMPTON EAST 3188	\$1,575,000	27/10/2018
3	4 Panorama Av HIGHETT 3190	\$1,515,000	27/10/2018

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.



3+ 2 2

Property Type: House

Land Size: 495 sqm approx

Comparable Properties



44 Vincent St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$1,590,000

Method: Private Sale

Date: 15/11/2018

Rooms: -

Property Type: House (Res)



6 Exley Rd HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

Price: \$1,575,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 595 sqm approx



4 Panorama Av HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,515,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)