

# 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

38 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 \$990,000 & \$1,080,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb Hampton East

Period - From 04/07/2021 to 03/07/2022 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	15a Barnet St HIGHETT 3190	\$1,237,000	30/04/2022
2	1/16 Evans Av HAMPTON EAST 3188	\$1,210,000	28/05/2022
3	15 Molong Av HAMPTON EAST 3188	\$1,170,000	31/05/2022

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:

04/07/2022 16:25

38 Wickham Road, Hampton East Vic 3188

Chisholm&Gamon

Sam Gamon

03 9531 1245

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**Indicative Selling Price**

\$990,000 - \$1,080,000

**Median House Price**

04/07/2021 - 03/07/2022: \$1,500,000



3 1 2

**Property Type:** House

Agent Comments

## Comparable Properties



**15a Barnet St HIGHETT 3190 (REI)**

Agent Comments

3 2 2

**Price:** \$1,237,000

**Method:** Auction Sale

**Date:** 30/04/2022

**Property Type:** Townhouse (Res)

**Land Size:** 331 sqm approx



**1/16 Evans Av HAMPTON EAST 3188 (REI)**

Agent Comments

3 1 2

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 28/05/2022

**Property Type:** House (Res)



**15 Molong Av HAMPTON EAST 3188 (REI)**

Agent Comments

3 2 2

**Price:** \$1,170,000

**Method:** Private Sale

**Date:** 31/05/2022

**Property Type:** House

**Land Size:** 236 sqm approx

**Account** - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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