

Amanda Thomson 03 9589 3133 0418 266 326

Statement of Information

athomson@chisholmgamon.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	7 Widdop Crescent, Hampton East Vic 3188

Indicative selling price

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Range between	\$720,000	&	\$780,000
			1

Median sale price

Median price	\$1,100,000	Hou	ıse	Unit	Х	Sub	ourb Hampton East
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	2/3 Regworth Ct HIGHETT 3190	\$855,000	09/12/2017
2	30 Lonsdale Av HAMPTON EAST 3188	\$820,000	14/04/2018
3	36a Widdop Cr HAMPTON EAST 3188	\$783,500	14/04/2018

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.





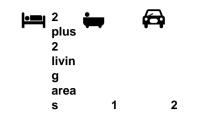
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> Indicative Selling Price \$720.000 - \$780.000 **Median Unit Price** March guarter 2018: \$1,100,000



Rooms:

Property Type: Townhouse (Res) Land Size: 289 sqm approx

Agent Comments

Bordering Hampton & metres to parkland, classic cream brick front home on 289sqmt with large private secure garden, entertaining deck, 2 bedrooms, 2 living area's and polished floors. Perfect first home, easy to live in now, with scope to

Agent Comments

Agent Comments

Agent Comments

improve/renovate.

Comparable Properties



2/3 Regworth Ct HIGHETT 3190 (REI/VG)

Price: \$855,000 Method: Private Sale Date: 09/12/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 325 sqm approx

30 Lonsdale Av HAMPTON EAST 3188 (REI)

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Price: \$820,000 Method: Auction Sale Date: 14/04/2018

Property Type: Townhouse (Res)

Rooms: -



36a Widdop Cr HAMPTON EAST 3188 (REI)

Price: \$783,500 Method: Auction Sale Date: 14/04/2018

Rooms: 3 Property Type: House (Res)

Land Size: 316 sqm approx

Account - Chisholm & Gamon Black Rock | P: 03 9589 3133 | F: 03 9589 3166





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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