

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

7 Widdop Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price

Median price

\$1,100,000

House

Unit

X

Suburb

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.

	Address 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.

7 Widdop Crescent, Hampton East Vic 3188

Chisholm & Gamon

Amanda Thomson

03 9589 3133

0418 266 326

athomson@chisholmgamon.com.au




Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

March quarter 2018: \$1,100,000



	2				
	plus				
	2				
	living				
	area				
	s		1		2

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 improve/renovate.

Comparable Properties



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

Agent Comments

	2		1		1
---	---	---	---	---	---

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)

Agent Comments

	2		1		2
---	---	---	---	---	---

Price: \$820,000

Method: Auction Sale

Date: 14/04/2018

Rooms: -

Property Type: Townhouse (Res)



36a Widdop Cr HAMPTON EAST 3188 (REI)

Agent Comments

	2		1		2
---	---	---	---	---	---

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

Generated: 27/04/2018 13:42



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.