

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

14A Cooke Avenue Hampton East VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Hampton East

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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 6 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

4/28 Dalmont Street Highett VIC 3190	\$630,000	21-Feb-20
6/194 Highett Road Highett VIC 3190	\$631,000	19-Apr-20
5/13 Kelly Avenue Hampton East VIC 3188	\$650,000	23-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 30 April 2020

**4/28 Dalmont Street Highett VIC 3190**
 2
  1
  1

Sold Price

\$630,000

Sold Date

21-Feb-20

Distance

0.78km
Brent McHUGH
0438 027 736
brent.mchugh@obrien.com.au
6/194 Highett Road Highett VIC 3190
 2
  1
  1

Sold Price

\$631,000

Sold Date

19-Apr-20

Distance

0.91km**5/13 Kelly Avenue Hampton East VIC 3188**
 2
  1
  1

Sold Price

\$650,000

Sold Date

23-Apr-20

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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