

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Keiller Street 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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,165,000

*House

*Unit

Suburb

Hampton East

Period-from

01 Jun 2018

to

31 May 2019

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

1 Oswald Thomas Avenue Hampton East VIC 3188	\$1,060,000	30-Mar-19
19 Stonehaven Crescent Hampton East VIC 3188	\$1,082,000	14-May-19
5 Dane Road Hampton East VIC 3188	\$995,000	04-May-19

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.~~

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1 Oswald Thomas Avenue Hampton East VIC 3188

Sold Price

\$1,060,000

Sold Date

30-Mar-19


3



1



1

Distance

0.34km


19 Stonehaven Crescent Hampton East VIC 3188

Sold Price

\$1,082,000^{UN}

Sold Date

14-May-19


3



1



2

Distance

0.38km


5 Dane Road Hampton East VIC 3188

Sold Price

\$995,000

Sold Date

04-May-19


3



1



2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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