

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

1/119 Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,487,500

Property Type

House

Suburb

Hampton East

Period - From

01/10/2021

to

31/12/2021

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	1/20 Turner Rd HIGHETT 3190	\$1,092,000	15/01/2022
2	2/55 Clay St MOORABBIN 3189	\$1,000,000	27/11/2021
3	1/142 Rowans Rd MOORABBIN 3189	\$966,500	13/11/2021

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:

12/02/2022 10:48

1/119 Wickham Road, Hampton East Vic 3188

Chisholm&Gamon

Andrew Vandermeer

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Indicative Selling Price

\$950,000

Median House Price

December quarter 2021: \$1,487,500



 3  1  2

Property Type: House

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



1/20 Turner Rd HIGHETT 3190 (REI)

Agent Comments

 3  1  1

Price: \$1,092,000

Method: Auction Sale

Date: 15/01/2022

Property Type: House (Res)

Land Size: 304 sqm approx



2/55 Clay St MOORABBIN 3189 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,000,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Townhouse (Res)



1/142 Rowans Rd MOORABBIN 3189 (REI/VG)

Agent Comments

 3  1  1

Price: \$966,500

Method: Auction Sale

Date: 13/11/2021

Property Type: Unit

Land Size: 278 sqm approx

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



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