

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

100 Wickham Road, Hampton East Vic 3188

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,335,000

House

X

Unit

Suburb Hampton East

Period - From 01/07/2017

to

30/06/2018

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	155 Bay Rd SANDRINGHAM 3191	\$1,250,000	01/07/2018
2	96 Wickham Rd HAMPTON EAST 3188	\$1,180,000	14/06/2018
3	224 Highett Rd HIGHETT 3190	\$1,150,000	28/04/2018

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.



4 2 2

Rooms: 6

Property Type: House

Land Size: 552 sqm approx

Agent Comments

Comparable Properties



155 Bay Rd SANDRINGHAM 3191 (REI)

3 2 2

Price: \$1,250,000

Method: Sold After Auction

Date: 01/07/2018

Rooms: 7

Property Type: House (Res)

Agent Comments

Brick home with less accommodation

96 Wickham Rd HAMPTON EAST 3188 (VG)

3 - -

Price: \$1,180,000

Method: Sale

Date: 14/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Unrenovated original brick home on corner site



224 Highbury Rd HIGHETT 3190 (REI)

3 1 2

Price: \$1,150,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 430 sqm approx

Agent Comments

Smaller land size