

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

1/105a Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,290,000

&

\$1,390,000

Median sale price

Median price

\$1,315,000

Property Type

Townhouse

Suburb

Hampton East

Period - From

18/09/2023

to

17/09/2024

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	95a Wickham Rd HAMPTON EAST 3188	\$1,285,000	17/09/2024
2	11A Rosebud Av MOORABBIN 3189	\$1,310,000	05/09/2024
3	1a Warland Rd HAMPTON EAST 3188	\$1,368,500	04/08/2024

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:

18/09/2024 14:28



4 2 3

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median Townhouse Price
18/09/2023 - 17/09/2024: \$1,315,000

Comparable Properties



95a Wickham Rd HAMPTON EAST 3188 (REI) **Agent Comments**

4 2 3

Price: \$1,285,000
Method: Sold Before Auction
Date: 17/09/2024
Property Type: Townhouse (Single)
Land Size: 293 sqm approx



11A Rosebud Av MOORABBIN 3189 (REI) **Agent Comments**

3 3 1

Price: \$1,310,000
Method: Private Sale
Date: 05/09/2024
Property Type: Townhouse (Single)



1a Warland Rd HAMPTON EAST 3188 (REI) **Agent Comments**

4 2 2

Price: \$1,368,500
Method: Sold Before Auction
Date: 04/08/2024
Property Type: House (Res)

Account - Hodges | P: 03 95846500 | F: 03 95848216