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

44 HEATH CRESCENT 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		\$1,300,000	&	\$1,400,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$1,454,500	Prop	erty type	House		Suburb	Hampton East	
Period-from	01 Jun 2023	to	31 May 2	024	Source		Corelogic	

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
25 HEATH CRESCENT HAMPTON EAST VIC 3188	\$1,377,000	23-Mar-24	
21 STONEHAVEN CRESCENT HAMPTON EAST VIC 3188	\$1,575,000	20-Apr-24	
43 CHARMING STREET HAMPTON EAST VIC 3188	\$1,405,000	25-May-24	

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: 14 June 2024



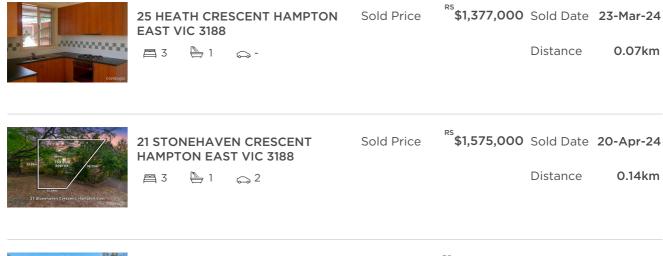
consumer.vic.gov.au



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		ARMING /IC 3188	STREET HAMPTON	Sold Price	^{RS} \$1,405,000	Sold Date	25-May-24
Bonarming Greet, Hampton East	₿ 3	1 🖳	⇔ 2			Distance	0.28km

RS = Recent sale UN = Undisclosed Sale

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