## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 84a Spring Road, Hampton East Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betweer	\$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$1,400,000	Pro	Property Type		House		Suburb	Hampton East	
Period - From	01/10/2022	to	31/12/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	16a Morley Cr HIGHETT 3190	\$1,683,000	26/10/2022
2	16b Morley Cr HIGHETT 3190	\$1,650,000	27/02/2023
3			

OR

**B**<sup>\*</sup> 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:

12/04/2023 21:09





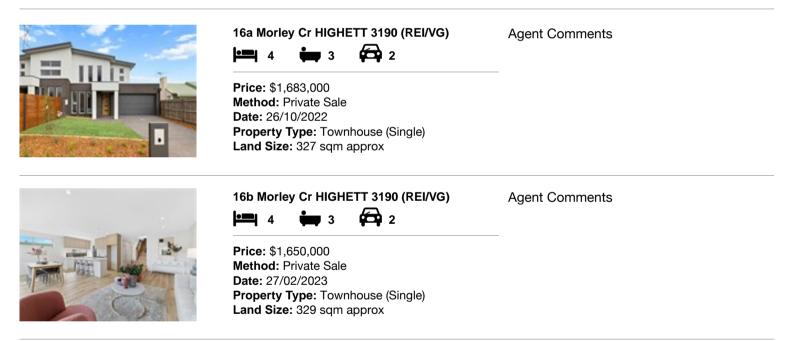




**Property Type:** Townhouse Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price December quarter 2022: \$1,400,000

# **Comparable Properties**



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.

#### Account - Jellis Craig | P: 03 9194 1200

propertydata



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