

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 O'connor Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,180,000

&

\$1,250,000

Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Hampton East

Period - From

01/10/2022

to

30/09/2023

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	33 Atkinson St BENTLEIGH 3204	\$1,242,500	28/10/2023
2	28 James Cr HAMPTON 3188	\$1,240,000	28/10/2023
3	18a June St HIGHETT 3190	\$1,240,000	11/08/2023

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:

22/11/2023 12:01



3 1 3

Property Type: House
Land Size: 371 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,250,000
Median House Price
Year ending September 2023: \$1,330,000

Comparable Properties



33 Atkinson St BENTLEIGH 3204 (REI)

Agent Comments

3 2 1

Price: \$1,242,500
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 292 sqm approx



18a June St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$1,240,000
Method: Sold Before Auction
Date: 11/08/2023
Property Type: House (Res)
Land Size: 320 sqm approx