

# 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

6 Parkview Crescent, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,500,000

### Median sale price

Median price

\$1,373,500

Property Type

House

Suburb

Hampton East

Period - From

01/01/2024

to

31/03/2024

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	1/24 Ludstone St HAMPTON 3188	\$1,520,000	25/05/2024
2	3 Tarwin Av HAMPTON EAST 3188	\$1,450,000	24/04/2024
3	14A Peterson St HIGHETT 3190	\$1,445,000	11/05/2024

**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:

30/05/2024 09:31



3   1   4

**Rooms:** 2  
**Property Type:** House  
**Land Size:** 362 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,500,000  
**Median House Price**  
March quarter 2024: \$1,373,500

## Comparable Properties



1/24 Ludstone St HAMPTON 3188 (REI)

**Agent Comments**

3   1   2

**Price:** \$1,520,000  
**Method:** Auction Sale  
**Date:** 25/05/2024  
**Property Type:** Townhouse (Res)



3 Tarwin Av HAMPTON EAST 3188 (REI/VG)

**Agent Comments**

3   2   1

**Price:** \$1,450,000  
**Method:** Sold Before Auction  
**Date:** 24/04/2024  
**Property Type:** House (Res)  
**Land Size:** 347 sqm approx



14A Peterson St HIGHETT 3190 (REI)

**Agent Comments**

3   2   1

**Price:** \$1,445,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Property Type:** Townhouse (Res)