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 6 Parkview Crescent, Hampton East Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,450,000		&		\$1,500,000					
Median sale price										
Median price	\$1,373,500	Pro	operty Type	Hou	se		Suburb	Hampton East		
Period - From	01/01/2024	to	31/03/2024		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 six months 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	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









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)



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

Agent Comments



3 Tarwin Av HAMPTON EAST 3188 (REI/VG)



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

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

Account - Jellis Craig | P: 03 9194 1200



propertydata

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