

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

17 Widdop Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,349,000

Property Type House

Suburb Hampton East

Period - From 01/04/2022

to

31/03/2023

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	13 Guernsey Av HAMPTON EAST 3188	\$1,330,000	29/04/2023
2	19 Oswald Thomas Av HAMPTON EAST 3188	\$1,399,000	17/12/2022
3	7 Kinross St HAMPTON EAST 3188	\$1,388,000	29/11/2022

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:

25/05/2023 10:55



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Property Type: House
Land Size: 645 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2023: \$1,349,000

Comparable Properties

13 Guernsey Av HAMPTON EAST 3188 (REI)

Agent Comments

- - -

Price: \$1,330,000
Method:
Date: 29/04/2023
Property Type: House

19 Oswald Thomas Av HAMPTON EAST 3188 (REI)

Agent Comments

- - -

Price: \$1,399,000
Method:
Date: 17/12/2022
Property Type: House



7 Kinross St HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$1,388,000
Method: Private Sale
Date: 29/11/2022
Property Type: House
Land Size: 738 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400