

Statement of Information

Single residential property located in the Melbourne metropolitan area.

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale.

Address
Including suburb and
postcode

10 DANE ROAD, HAMPTON EAST VIC 3188

Indicative selling price.

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price

Median sale price.	\$*	or range between	\$1,250,000	&	\$1,350,000
Median price	\$1,437,500	Property type	House	Suburb	HAMPTON EAST
Period - From	22 APR 2024	to	21 OCT 2024	Source	CoreLogic.

Comparable property sales.

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
32 HEATH CRESCENT, HAMPTON EAST	\$1,380,000	24 Jul 2024
2 RIDGE AVENUE HAMPTON EAST VIC 3188	\$1,315,000	30 Mar 2024

This Statement of Information was prepared on:

21/10/2024

consumer.vic.gov.au