

# 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

14 Crest Avenue, Hampton East Vic 3188

### Indicative selling price

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

Range between \$825,000 & \$895,000

### 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	2/13 Kelly Av HAMPTON EAST 3188	\$950,000	23/09/2023
2	3/453 Highett Rd HIGHETT 3190	\$840,000	12/08/2023
3	1/3 Guernsey Av HAMPTON EAST 3188	\$810,000	27/10/2023

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: 09/11/2023 11:08



**Property Type:** Strata Unit/Flat  
**Land Size:** 218 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$825,000 - \$895,000  
**Median House Price**  
 Year ending September 2023: \$1,330,000

## Comparable Properties



2/13 Kelly Av HAMPTON EAST 3188 (REI)

Agent Comments



**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** Unit  
**Land Size:** 276 sqm approx



3/453 Highett Rd HIGHETT 3190 (REI)

Agent Comments



**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** Unit  
**Land Size:** 172 sqm approx



1/3 Guernsey Av HAMPTON EAST 3188 (REI)

Agent Comments



**Price:** \$810,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2023  
**Property Type:** Unit

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598