

# 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

3/14 Acheron Court, 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 \$600,000 & \$660,000

### Median sale price

Median price \$1,115,000 Property Type Unit Suburb Hampton East

Period - From 01/10/2023 to 31/12/2023 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	2/252 South Rd BRIGHTON EAST 3187	\$695,000	07/11/2023
2	5/65 Tibrockney St HIGHETT 3190	\$690,000	21/10/2023
3	3/54 Fewster Rd HAMPTON 3188	\$610,000	10/01/2024

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:

19/02/2024 15:31



2   1   1

**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
December quarter 2023: \$1,115,000

## Comparable Properties



**2/252 South Rd BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 07/11/2023  
**Property Type:** Unit



**5/65 Tibrockney St HIGHETT 3190 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** Unit



**3/54 Fewster Rd HAMPTON 3188 (REI)**

**Agent Comments**

2   1   1

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 10/01/2024  
**Property Type:** Unit

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