

# 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 Tarwin 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 \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,455,000 Property Type House Suburb Hampton East

Period - From 01/04/2023 to 31/03/2024 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	17 Besant St HAMPTON EAST 3188	\$1,425,000	16/03/2024
2	46 Wickham Rd HAMPTON EAST 3188	\$1,377,000	03/04/2024
3	103 Wickham Rd HAMPTON EAST 3188	\$1,370,000	15/03/2024

**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:

18/04/2024 09:44



3   2   1

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 347 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
Year ending March 2024: \$1,455,000

## Comparable Properties



17 Besant St HAMPTON EAST 3188 (REI)

Agent Comments

3   1   2

**Price:** \$1,425,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 628 sqm approx



46 Wickham Rd HAMPTON EAST 3188 (REI)

Agent Comments

3   2   2

**Price:** \$1,377,000  
**Method:** Sold Before Auction  
**Date:** 03/04/2024  
**Property Type:** House (Res)  
**Land Size:** 411 sqm approx



103 Wickham Rd HAMPTON EAST 3188 (REI)

Agent Comments

3   2   1

**Price:** \$1,370,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** House  
**Land Size:** 590 sqm approx

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