## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 6 Parkview Crescent, Hampton East Vic 3188

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,455,000	Pro	operty Type	Hou	se		Suburb	Hampton East	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	17a Biscop Rd MOORABBIN 3189	\$1,540,000	18/04/2024
2	21a Besant St HAMPTON EAST 3188	\$1,537,500	02/05/2024
3	46 Wickham Rd HAMPTON EAST 3188	\$1,377,000	03/04/2024

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:

07/05/2024 09:53









Rooms: 2 Property Type: House (Res) Land Size: 363 sqm approx Agent Comments

**Indicative Selling Price** \$1,400,000 - \$1,500,000 Median House Price Year ending March 2024: \$1,455,000

# **Comparable Properties**



17a Biscop Rd MOORABBIN 3189 (REI) 2 2



Price: \$1,540,000 Method: Sold Before Auction Date: 18/04/2024 Property Type: Townhouse (Res) Land Size: 372 sqm approx

Agent Comments



21a Besant St HAMPTON EAST 3188 (REI)

Agent Comments

Agent Comments



Price: \$1,537,500 Method: Sold Before Auction Date: 02/05/2024 Property Type: Townhouse (Single) Land Size: 316 sqm approx



46 Wickham Rd HAMPTON EAST 3188 (REI)



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

#### Account - Jellis Craig | P: 03 9194 1200



propertydata

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