

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 6 Parkview Crescent, Hampton East Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,500,000

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	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



3 1 2

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)

Agent Comments

4 3 2

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



21a Besant St HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

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)

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

Account - Jellis Craig | P: 03 9194 1200