

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

77a Wickham Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Hampton East

Period - From 01/04/2023 to 30/06/2023 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	121b Wickham Rd HAMPTON EAST 3188	\$1,580,000	12/05/2023
2	28a Roydon St HAMPTON EAST 3188	\$1,510,000	04/07/2023
3	15a Nepean Av HAMPTON EAST 3188	\$1,500,000	22/07/2023

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:

21/09/2023 09:38



4 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



121b Wickham Rd HAMPTON EAST 3188 (REI) Agent Comments

4 3 2

Price: \$1,580,000

Method: Private Sale

Date: 12/05/2023

Property Type: House



28a Roydon St HAMPTON EAST 3188 (REI) Agent Comments

3 2 2

Price: \$1,510,000

Method: Sold Before Auction

Date: 04/07/2023

Property Type: House (Res)



15a Nepean Av HAMPTON EAST 3188 (REI) Agent Comments

4 3 2

Price: \$1,500,000

Method: Private Sale

Date: 22/07/2023

Property Type: Townhouse (Single)