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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,570,000	Pro	operty Type	Hou	se		Suburb	Hampton East
Period - From	01/04/2023	to	30/06/2023		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	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









Property Type: Townhouse Agent Comments

0421839425 njones@hodges.com.au Indicative Selling Price \$1,450,000 - \$1,550,000

Nick Jones 03) 9598 1111

Median House Price June quarter 2023: \$1,570,000

Comparable Properties



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



Price: \$1,580,000 Method: Private Sale Date: 12/05/2023 Property Type: House



28a Roydon St HAMPTON EAST 3188 (REI)



Price: \$1,510,000 Method: Sold Before Auction Date: 04/07/2023 Property Type: House (Res)



15a Nepean Av HAMPTON EAST 3188 (REI)



ST 3188 (REI) Agent Comments

Agent Comments

Price: \$1,500,000

Method: Private Sale Date: 22/07/2023 Property Type: Townhouse (Single)

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





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