

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

9 O'Connor Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Hampton East

Period - From 01/01/2023 to 31/12/2023 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	24 Burt Cr HAMPTON EAST 3188	\$1,235,000	13/09/2023
2	1069 Nepean Hwy MOORABBIN 3189	\$1,160,000	18/11/2023
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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.

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Property Type: House (Previously Occupied - Detached)

Land Size: 756 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2023: \$1,450,000

Comparable Properties



24 Burt Cr HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,235,000

Method: Private Sale

Date: 13/09/2023

Property Type: House

Land Size: 710 sqm approx



1069 Nepean Hwy MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,160,000

Method: Sold Before Auction

Date: 18/11/2023

Property Type: House (Res)

Land Size: 701 sqm approx

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.