

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

3A EXLEY ROAD HAMPTON EAST VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,590,000

&

\$1,690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

House

Suburb

Hampton East

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

16B MORLEY CRESCENT HIGHETT VIC 3190

\$1,650,000

27-Feb-23

6A ATKINSON STREET BENTLEIGH VIC 3204

\$1,665,000

15-Apr-23

115 LUDSTONE STREET HAMPTON VIC 3188

\$1,730,000

10-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 08 June 2023


**16B MORLEY CRESCENT HIGHETT
VIC 3190**

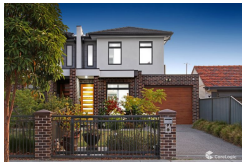
Sold Price

\$1,650,000

Sold Date

27-Feb-23


Distance

1.06km

**6A ATKINSON STREET BENTLEIGH
VIC 3204**

Sold Price

^{RS} **\$1,665,000**

Sold Date

15-Apr-23


Distance

1.09km

**115 LUDSTONE STREET HAMPTON
VIC 3188**

Sold Price

\$1,730,000

Sold Date

10-Dec-22


Distance

1.67km
RS = Recent sale

UN = Undisclosed Sale

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