

STATEMENT OF INFORMATION

3/8 ELDON COURT, HAMPTON EAST, VIC 3188

PREPARED BY ANDREW SOLOMON, MCGRATH SANDRINGHAM



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/8 ELDON COURT, HAMPTON EAST, VIC

2 1 1

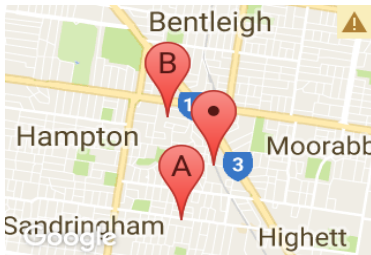
Indicative Selling Price

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

\$680,000 to \$730,000

Provided by: Andrew Solomon, McGrath Sandringham

SUBURB MEDIAN



HAMPTON EAST, VIC, 3188

Suburb Median Sale Price (Unit)

\$522,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4/194 HIGHETT RD, HIGHETT, VIC 3190

2 1 1

Sale Price

***\$720,000**

Sale Date: 08/04/2017

Distance from Property: 885m



1/25 CHARMING ST, HAMPTON EAST, VIC

2 1 2

Sale Price

***\$680,000**

Sale Date: 17/12/2016

Distance from Property: 914m



This report has been compiled on 13/06/2017 by McGrath Sandringham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/8 ELDON COURT, HAMPTON EAST, VIC 3188

Indicative selling price

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

Single Price / Range

\$680,000 to \$730,000

Median sale price

Median price

\$522,000

House

Unit

X

Suburb

HAMPTON EAST

Period

01 April 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
4/194 HIGHETT RD, HIGHETT, VIC 3190	*\$720,000	08/04/2017
1/25 CHARMING ST, HAMPTON EAST, VIC 3188	*\$680,000	17/12/2016