

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

2 Oconnor Crescent, Hampton East Vic 3188

Indicative selling price

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

Single price \$1,395,000

Median sale price

Median price \$1,437,500

Property Type House

Suburb Hampton East

Period - From 01/07/2023

to 30/06/2024

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	31 Clay St MOORABBIN 3189	\$1,395,000	13/06/2024
2			
3			

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:

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Property Type: House (Res)
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$1,395,000
Median House Price
Year ending June 2024: \$1,437,500

Comparable Properties



31 Clay St MOORABBIN 3189 (REI)

5 2 2

Agent Comments

Price: \$1,395,000
Method: Private Sale
Date: 13/06/2024
Property Type: House
Land Size: 592 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.