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 Park View Crescent, Hampton East Vic 3188

Indicative selling price

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

Range between $980,000 & $1,075,000

Median sale price

Median price $1,085,000 Property Type Unit Suburb Hampton East

Period - From 01/10/2023 to 30/09/2024 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	2/27 Middleton St HIGHETT 3190	$965,000	27/07/2024
2	1/11B Stonehaven Cr HAMPTON EAST 3188	$1,085,000	19/07/2024
3	3/13 Foam St HAMPTON 3188	$985,000	13/05/2024

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: 24/10/2024 11:27

2 Park View Crescent, Hampton East Vic 3188



2 1 0

Rooms: 5
Property Type: Townhouse (Single)
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,075,000
Median Unit Price
Year ending September 2024: $1,085,000

Comparable Properties



2/27 Middleton St HIGHETT 3190 (REI/VG)

2 1 1

Price: $965,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Townhouse (Res)
Land Size: 197 sqm approx

Agent Comments



1/11B Stonehaven Cr HAMPTON EAST 3188 (REI/VG)

2 2 1

Price: $1,085,000
Method: Private Sale
Date: 19/07/2024
Property Type: Townhouse (Res)

Agent Comments



3/13 Foam St HAMPTON 3188 (REI/VG)

2 1 1

Price: $985,000
Method: Private Sale
Date: 13/05/2024
Property Type: Unit

Agent Comments

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

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