

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

7 Hampton Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$936,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

01/07/2019

to

30/09/2019

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	3/24 Morshead Av MOUNT WAVERLEY 3149	\$1,111,000	28/09/2019
2	18 Kalonga Ct GLEN WAVERLEY 3150	\$1,085,000	14/09/2019
3	2/294 Blackburn Rd GLEN WAVERLEY 3150	\$1,075,000	13/06/2019

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:

22/10/2019 10:23



Property Type: Town House (Res)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
September quarter 2019: \$936,000

Comparable Properties

3/24 Morshead Av MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,111,000
Method: Auction Sale
Date: 28/09/2019
Property Type: Townhouse (Res)



18 Kalonga Ct GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,085,000
Method: Auction Sale
Date: 14/09/2019
Property Type: Townhouse (Res)



2/294 Blackburn Rd GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,075,000
Method: Private Sale
Date: 13/06/2019
Property Type: Townhouse (Single)
Land Size: 335 sqm approx