



 3  2 

Rooms: 1
Property Type: Townhouse
 (Single)
Land Size: 266 sqm
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 March quarter 2017: \$1,295,000

Comparable Properties



5a Dane Rd HAMPTON EAST 3188 (VG)

Agent Comments

 3  -  -

Price: \$895,000
Method: Sale
Date: 10/03/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



3/8 Maxflo Ct HIGHETT 3190 (REI)

Agent Comments

 3  2  2

Price: \$865,000
Method: Private Sale
Date: 08/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 339 sqm



3/13 Albert St HIGHETT 3190 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 6
Property Type: Unit
Land Size: 208 sqm

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

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

Comparable property sales

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
5a Dane Rd HAMPTON EAST 3188	\$895,000	10/03/2017
3/8 Maxflo Ct HIGHETT 3190	\$865,000	08/05/2017
3/13 Albert St HIGHETT 3190	\$850,000	18/03/2017