#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

|                      | 1/300 South Road, Hampton East Vic 3188 |
|----------------------|---|
| Including suburb and | ·                                       |
| postcode             |   |
|                      |   |

#### Indicative selling price

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

Single price \$1,280,000

#### Median sale price

| Median price \$1,1 | 51,000 Pr | operty Type | House |        | Suburb | Hampton East |
|--------------------|-----------|-------------|-------|--------|--------|--------------|
| Period - From 01/1 | 0/2018 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

| Address of comparable property |                                    | 1 1100      | Date of Sale |
|--------------------------------|------------------------------------|-------------|--------------|
| 1                              | 2a Parklands Cr BRIGHTON EAST 3187 | \$1,325,000 | 07/09/2019   |
| 2                              | 1/6 Carr St BRIGHTON EAST 3187     | \$1,300,000 | 31/08/2019   |
| 3                              | 35b Lonsdale Av HAMPTON EAST 3188  | \$1,250,000 | 05/09/2019   |

#### 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: | 20/11/2019 13:12 |
|--|------------------|



Date of sale



Calvin Reid 9194 1200 0413 878 860 calvinreid@jelliscraig.com.au

> **Indicative Selling Price** \$1,280,000

**Median House Price** 

Year ending September 2019: \$1,151,000

Rooms: 2 **Property Type:** 

Flat/Unit/Apartment (Res) Land Size: 384 sqm approx

**Agent Comments** 

Intelligently designed with superb indoor-outdoor fluidity, this 3-bedroom, 2.5-bathroom home features a garden-accessed master-suite, formal lounge & dining extending to a north facing patio, a rustic garden retreat beside a skylit granite kitchen & sail-shaded decked entertaining against a lovely garden backdrop. Starring modern bathrooms including a stylish ensuite, robes in every bedroom & a guest powder room, the home provides quality s/steel appliances, ducted heating & split system A/C, irrigated gardens, a double auto garage & a beachside of the highway address close to Parks, schools & Southland.

## Comparable Properties



2a Parklands Cr BRIGHTON EAST 3187 (REI)

**└──** 3

Price: \$1,325,000 Method: Auction Sale

Property Type: Townhouse (Res)

Date: 07/09/2019



**1** 3 **6** ≥

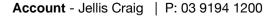
Price: \$1,300,000 Method: Auction Sale Date: 31/08/2019

Property Type: Townhouse (Res)

Agent Comments

**Agent Comments** 











35b Lonsdale Av HAMPTON EAST 3188 (REI/VG)

**—** 3





Price: \$1,250,000 Method: Private Sale Date: 05/09/2019

Property Type: Townhouse (Single) Land Size: 270 sqm approx

**Agent Comments** 

Account - Jellis Craig | P: 03 9194 1200



