

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

1/300 South Road, Hampton East Vic 3188

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

\$1,151,000

Property Type

House

Suburb

Hampton East

Period - From

01/10/2018

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	Price	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



3 2.5 2

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)

Agent Comments

3 2 2

Price: \$1,325,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Townhouse (Res)



1/6 Carr St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Townhouse (Res)



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

Agent Comments

 3  2  2

Price: \$1,250,000

Method: Private Sale

Date: 05/09/2019

Property Type: Townhouse (Single)

Land Size: 270 sqm approx

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.