

# 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

5/13 Kelly Avenue, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$659,000

### Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Hampton East

Period - From

01/10/2019

to

31/12/2019

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	2/29 Henrietta St HAMPTON EAST 3188	\$695,000	14/12/2019
2	23/27 Patterson Rd BENTLEIGH 3204	\$672,500	21/03/2020
3	5/26 Barilla Rd MOORABBIN 3189	\$635,000	21/03/2020

**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:

08/04/2020 14:44

5/13 Kelly Avenue, Hampton East Vic 3188

**Jellis  
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

\$659,000

**Median Unit Price**

December quarter 2019: \$575,000



2 1 2

**Property Type:** Unit

**Agent Comments**

Beautifully renovated 2 bedroom villa with lasting qualities, in a quiet cul de sac, enjoying an inviting lounge, granite kitchen/meals (quality appliances), 2 spacious bedrooms (BIRs), a fully tiled bathroom/marble laundry, a gorgeous garden courtyard with an alfresco deck and a shed; ducted heating, R/C air cond, LU garage & a car space. Metres to shops & transport.

## Comparable Properties



**2/29 Henrietta St HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$695,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Rooms:** 3

**Property Type:** Unit



**23/27 Patterson Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

2 1 2

**Price:** \$672,500

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** Unit



**5/26 Barilla Rd MOORABBIN 3189 (REI)**

**Agent Comments**

2 1 1

**Price:** \$635,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** Villa

**Account** - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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.