

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

304/366 South Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$575,000 & \$610,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Hampton East

Period - From 08/05/2019 to 07/05/2020 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	4/3 Faulkner St BENTLEIGH 3204	\$630,000	22/02/2020
2	8/3 Faulkner St BENTLEIGH 3204	\$580,000	09/04/2020
3	11/332-334 South Rd HAMPTON EAST 3188	\$575,000	14/12/2019

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:

08/05/2020 14:09



Property Type:

Agent Comments

Comparable Properties



4/3 Faulkner St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment



8/3 Faulkner St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 09/04/2020

Property Type: Apartment



11/332-334 South Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Apartment