

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 49A Apex Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,152,500 Property Type House Suburb Hampton East

Period - From 01/01/2023 to 31/03/2023 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	11 May St HAMPTON 3188	\$1,900,000	08/12/2022
2	113 Ludstone St HAMPTON 3188	\$1,870,000	17/01/2023
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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: 21/04/2023 15:10



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Property Type: Townhouse
Land Size: 356m2 approximately
sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
March quarter 2023: \$1,152,500

Comparable Properties



11 May St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,900,000
Method: Sold Before Auction
Date: 08/12/2022
Property Type: Townhouse (Res)
Land Size: 317 sqm approx



113 Ludstone St HAMPTON 3188 (VG)

[Agent Comments](#)

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Price: \$1,870,000
Method: Sale
Date: 17/01/2023
Property Type: House (Res)
Land Size: 339 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200