

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

1b Bartlett Street, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,115,000

Property Type

Unit

Suburb

Hampton East

Period - From

01/10/2023

to

31/12/2023

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	31a Beaumaris Pde HIGHETT 3190	\$1,137,000	17/09/2023
2	1/6 Abbin Av BENTLEIGH EAST 3165	\$1,125,000	12/10/2023
3	3/21 Barry St BENTLEIGH 3204	\$1,084,000	11/11/2023

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:

15/01/2024 09:58



Property Type:

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

December quarter 2023: \$1,115,000

Comparable Properties



31a Beaumaris Pde HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,137,000

Method: Private Sale

Date: 17/09/2023

Property Type: Townhouse (Res)



1/6 Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,125,000

Method: Private Sale

Date: 12/10/2023

Property Type: Townhouse (Single)



3/21 Barry St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,084,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)

Account - 11 North | P: 1300 353 836