

## 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

21A KEITH STREET HAMPTON EAST VIC 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Hampton East

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

### 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 6 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

2A LEONARD STREET HAMPTON EAST VIC 3188	\$1,550,000	24-May-22
39A APEX AVENUE HAMPTON EAST VIC 3188	\$1,645,000	26-Mar-22
7 PARKVIEW CRESCENT HAMPTON EAST VIC 3188	\$1,672,000	01-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 16 June 2023



**2A LEONARD STREET HAMPTON  
EAST VIC 3188**

4 2 2

Sold Price **\$1,550,000** Sold Date **24-May-22**

Distance **0.13km**



**39A APEX AVENUE HAMPTON  
EAST VIC 3188**

3 2 1

Sold Price **\$1,645,000** Sold Date **26-Mar-22**

Distance **0.16km**



**7 PARKVIEW CRESCENT  
HAMPTON EAST VIC 3188**

5 3 2

Sold Price <sup>RS</sup> **\$1,672,000** Sold Date **01-Apr-23**

Distance **0.22km**

**RS** = Recent sale **UN** = Undisclosed Sale

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