

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

16/13 Kelly Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$815,000 Property Type Unit Suburb Hampton East

Period - From 01/07/2020 to 30/09/2020 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	4/121 Thomas St HAMPTON 3188	\$810,000	07/05/2020
2	4/13 Evans Av HAMPTON EAST 3188	\$795,000	10/08/2020
3	2/1 Evans Av HAMPTON EAST 3188	\$728,000	15/10/2020

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:

27/10/2020 09:48



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



4/121 Thomas St HAMPTON 3188 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 07/05/2020
Property Type: Unit



4/13 Evans Av HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 10/08/2020
Property Type: Unit
Land Size: 193 sqm approx



2/1 Evans Av HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$728,000
Method: Sold Before Auction
Date: 15/10/2020
Property Type: Apartment