

# 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

13 Apex Avenue, 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)

Range between \$3,400,000

&

\$3,700,000

### Median sale price

Median price \$1,330,000

Property Type House

Suburb Hampton East

Period - From 01/10/2022

to

30/09/2023

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	130 Ludstone St HAMPTON 3188	\$3,625,000	18/11/2023
2	33 Letchworth Av BRIGHTON EAST 3187	\$3,605,000	06/11/2023
3	136 Thomas St HAMPTON 3188	\$3,500,000	11/08/2023

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:

08/12/2023 10:39



5 4 4

**Property Type:** House  
**Land Size:** 628 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,400,000 - \$3,700,000  
**Median House Price**  
Year ending September 2023: \$1,330,000

## Comparable Properties



**130 Ludstone St HAMPTON 3188 (REI)**

**Agent Comments**

5 3 4

**Price:** \$3,625,000  
**Method:** Sold Before Auction  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 805 sqm approx



**33 Letchworth Av BRIGHTON EAST 3187 (REI)** **Agent Comments**

5 3 3

**Price:** \$3,605,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2023  
**Property Type:** House (Res)



**136 Thomas St HAMPTON 3188 (REI)**

**Agent Comments**

4 3 2

**Price:** \$3,500,000  
**Method:** Private Sale  
**Date:** 11/08/2023  
**Property Type:** House (Res)  
**Land Size:** 631 sqm approx