

# 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

51a 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)

Range between \$1,325,000

&

\$1,400,000

### Median sale price

Median price \$1,270,000

Property Type Townhouse

Suburb Hampton East

Period - From 15/01/2023

to

14/01/2024

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	1 Mawby Rd BENTLEIGH EAST 3165	\$1,438,500	17/11/2023
2	2/72 Grange Rd SANDRINGHAM 3191	\$1,350,000	10/10/2023
3	1/4 Henry St HIGHETT 3190	\$1,340,000	02/12/2023

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 15:00



3 2 2

**Rooms:** 2  
**Property Type:** Townhouse  
 (Single)  
**Land Size:** 271 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,325,000 - \$1,400,000  
**Median Townhouse Price**  
 15/01/2023 - 14/01/2024: \$1,270,000

## Comparable Properties



**1 Mawby Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 2

**Price:** \$1,438,500  
**Method:** Sold Before Auction  
**Date:** 17/11/2023  
**Property Type:** Townhouse (Res)



**2/72 Grange Rd SANDRINGHAM 3191 (REI/VG)** Agent Comments

3 2 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 10/10/2023  
**Property Type:** Townhouse (Res)



**1/4 Henry St HIGHEST 3190 (REI)**

Agent Comments

3 2 2

**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 260 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200