## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	2/24 Kinross Street, Hampton East Vic 3188
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$475,000	&	\$505,000
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#### Median sale price

Median price	\$1,151,000	Pro	perty Type	Unit		Suburb	Hampton East
Period - From	01/01/2025	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	208/336 South Rd HAMPTON EAST 3188	\$450,000	19/03/2025
2	8/18-20 Fewster Rd HAMPTON 3188	\$464,000	14/02/2025
3			

#### 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:	29/04/2025 09:58



Date of sale



Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$475,000 - \$505,000 Median Unit Price March quarter 2025: \$1,151,000



# Property Type: Apartment

# Comparable Properties



208/336 South Rd HAMPTON EAST 3188 (REI)

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Price: \$450,000 Method: Private Sale Date: 19/03/2025

Property Type: Apartment

**Agent Comments** 



8/18-20 Fewster Rd HAMPTON 3188 (REI)

Price: \$464,000 Method: Private Sale Date: 14/02/2025

Property Type: Townhouse (Single)

**Agent Comments** 

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.

Account - Jellis Craig | P: 03 9593 4500





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