

# 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

49a Keith Street, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,664,500 Property Type House Suburb Hampton East

Period - From 01/01/2021 to 31/03/2021 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	2/469 Bluff Rd HAMPTON 3188	\$1,327,000	08/05/2021
2	10/78 Fewster Rd HAMPTON 3188	\$1,350,000	28/03/2021
3	10 Summit Av HAMPTON EAST 3188	\$1,320,000	06/02/2021

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:

22/06/2021 16:28



3   2   2

**Rooms:** 6

**Property Type:** House

Agent Comments

## Comparable Properties



**2/469 Bluff Rd HAMPTON 3188 (REI)**

Agent Comments

3   2   2

**Price:** \$1,327,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Townhouse (Res)



**10/78 Fewster Rd HAMPTON 3188 (REI)**

Agent Comments

3   2   2

**Price:** \$1,350,000

**Method:** Sold After Auction

**Date:** 28/03/2021

**Property Type:** Townhouse (Res)



**10 Summit Av HAMPTON EAST 3188 (REI/VG)**   Agent Comments

3   2   3

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 06/02/2021

**Property Type:** Townhouse (Res)

**Land Size:** 350 sqm approx