

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 24/21 Roydon Street, Hampton East Vic 3188

Indicative selling price

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

Single price \$ or range between \$400,000 & \$440,000

Median sale price

Median price \$710,750 Property type Unit Suburb Hampton East

Period - From 08/07/2023 to 07/07/2024 Source REIV

Comparable property sales

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
1 103/479-481 South Rd BENTLEIGH 3204	\$410,000	14/06/2024
2 7/30 Nepean Av HAMPTON EAST 3188	\$435,500	11/06/2024
3 8/7 Brentwood St BENTLEIGH 3204	\$405,000	09/05/2024

This Statement of Information was prepared on: 25/07/2024