

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

Range between \$1,260,000

&

\$1,320,000

Median sale price

Median price \$1,061,000

Property Type Unit

Suburb Hampton East

Period - From 01/10/2020

to 31/12/2020

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 | 11a Summit Av HAMPTON EAST 3188 | \$1,310,000 | 23/10/2020 |
| 2 | 18a Sandra Gr BENTLEIGH 3204 | \$1,300,000 | 23/01/2021 |
| 3 | 5a The Crescent HIGHETT 3190 | \$1,267,000 | 31/10/2020 |

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:

05/02/2021 15:41



Property Type: House (Res)

Land Size: 270 sqm approx

Agent Comments

Indicative Selling Price

\$1,260,000 - \$1,320,000

Median Unit Price

December quarter 2020: \$1,061,000

Comparable Properties



11a Summit Av HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 23/10/2020

Property Type: Townhouse (Single)

Land Size: 306 sqm approx



18a Sandra Gr BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 23/01/2021

Property Type: Townhouse (Single)

Land Size: 300 sqm approx



5a The Crescent HIGGETT 3190 (REI/VG)

Agent Comments



Price: \$1,267,000

Method: Private Sale

Date: 31/10/2020

Property Type: Townhouse (Single)

Land Size: 320 sqm approx