

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

14a Lonsdale Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$815,000

Property Type Unit

Suburb Hampton East

Period - From 01/07/2020

to 30/09/2020

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 | 16A Harding St HIGHETT 3190 | \$1,380,000 | 19/11/2020 |
| 2 | 25 Lonsdale Av HAMPTON EAST 3188 | \$1,335,000 | 13/06/2020 |
| 3 | 3/21 Leonard St HAMPTON EAST 3188 | \$1,330,000 | 24/10/2020 |

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:

25/11/2020 10:39



3 3 2

Property Type: House (Res)

Land Size: 311 sqm approx

Agent Comments

Low maintenance luxury 3 bedroom + study 3 bathroom stunner showcasing an impressive entertaining area (3 living areas), sun-filled deck, brilliant stone kitchen, 3 beautiful bedrooms (WIR/BIRs & ensuites), an upstairs retreat & an auto garage (auto gate). Parkside pocket.

Comparable Properties



16A Harding St HIGHETT 3190 (REI)

Agent Comments

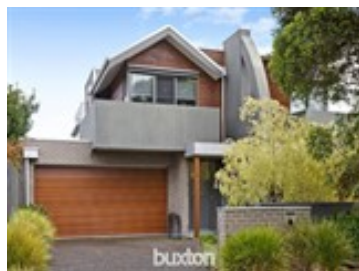
3 2 1

Price: \$1,380,000

Method: Sold Before Auction

Date: 19/11/2020

Property Type: Townhouse (Res)



25 Lonsdale Av HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,335,000

Method: Auction Sale

Date: 13/06/2020

Property Type: Townhouse (Res)

Land Size: 320 sqm approx



3/21 Leonard St HAMPTON EAST 3188 (REI)

Agent Comments

3 3 2

Price: \$1,330,000

Method: Auction Sale

Date: 24/10/2020

Property Type: Townhouse (Res)