

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

104/336 SOUTH ROAD HAMPTON EAST VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

Unit

Suburb

Hampton East

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

301/451 SOUTH ROAD BENTLEIGH VIC 3204	\$550,000	30-Jan-24
804/6 STATION STREET MOORABBIN VIC 3189	\$583,000	02-Mar-24
604/11 CENTRAL AVENUE MOORABBIN VIC 3189	\$560,000	28-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 03 April 2024



301/451 SOUTH ROAD BENTLEIGH VIC 3204 Sold Price **\$550,000** Sold Date **30-Jan-24**

2 2 1

Distance **0.45km**



804/6 STATION STREET MOORABBIN VIC 3189 Sold Price ^{RS} **\$583,000** ^{UN} Sold Date **02-Mar-24**

2 2 -

Distance **0.5km**



604/11 CENTRAL AVENUE MOORABBIN VIC 3189 Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **28-Feb-24**

2 2 1

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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