

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

29A Kinross Street, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,415,000

Property Type

House

Suburb

Hampton East

Period - From

01/04/2024

to

30/06/2024

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	13b Barnet St HIGHETT 3190	\$1,805,000	12/09/2024
2	28 Highbury Av HAMPTON EAST 3188	\$1,805,000	20/06/2024
3	109B Spring Rd HAMPTON EAST 3188	\$1,810,000	18/05/2024

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:

25/09/2024 08:39



4 3 2

Property Type: Townhouse
Land Size: 358 sqm approx

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
June quarter 2024: \$1,415,000

Comparable Properties



13b Barnet St HIGHETT 3190 (REI)

Agent Comments

4 3 2

Price: \$1,805,000
Method: Private Sale
Date: 12/09/2024
Property Type: Townhouse (Single)
Land Size: 360 sqm approx



28 Highbury Av HAMPTON EAST 3188 (REI)

Agent Comments

4 3 4

Price: \$1,805,000
Method: Private Sale
Date: 20/06/2024
Property Type: House



109B Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

Price: \$1,810,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)
Land Size: 329 sqm approx