

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

109b Spring Road, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,650,000

 &

\$1,750,000

Median sale price

Median price

\$1,880,000

 Property Type

House

 Suburb

Hampton East

Period - From

01/10/2023

 to

31/12/2023

 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	5a Clyde St HIGHETT 3190	\$1,720,000	27/03/2024
2	41b North Av BENTLEIGH 3204	\$1,720,000	23/03/2024
3	9 Oaklands Ct HIGHETT 3190	\$1,712,000	23/03/2024

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:

10/04/2024 14:43



4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
December quarter 2023: \$1,880,000

Comparable Properties



5a Clyde St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,720,000
Method: Private Sale
Date: 27/03/2024
Property Type: Townhouse (Single)



41b North Av BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,720,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)
Land Size: 406 sqm approx



9 Oaklands Ct HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,712,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

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