

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

21 Besant Street, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,102,500

Property Type

Unit

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	41B Wickham Rd HAMPTON EAST 3188	\$1,435,000	09/09/2024
2	27b Besant St HAMPTON EAST 3188	\$1,563,000	11/06/2024
3	21a Besant St HAMPTON EAST 3188	\$1,537,500	02/05/2024

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:

01/10/2024 16:49

21 Besant Street, Hampton East Vic 3188

**Jellis
Craig**

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Unit Price

June quarter 2024: \$1,102,500



 4  2  2

Property Type: House

Land Size: 312 sqm approx

Agent Comments

Comparable Properties



41B Wickham Rd HAMPTON EAST 3188 (REI) **Agent Comments**

 4  3  2

Price: \$1,435,000

Method: Private Sale

Date: 09/09/2024

Property Type: House



27b Besant St HAMPTON EAST 3188 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,563,000

Method: Private Sale

Date: 11/06/2024

Property Type: Townhouse (Single)

Land Size: 315 sqm approx



21a Besant St HAMPTON EAST 3188 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,537,500

Method: Sold Before Auction

Date: 02/05/2024

Property Type: Townhouse (Res)

Land Size: 316 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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