

## 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

5 Leith Crescent Hampton East VIC 3188

### Indicative selling price

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

Single Price

\$1,525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

House

Suburb

Hampton East

Period-from

01 Sep 2020

to

31 Aug 2021

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

2 Gary Avenue Hampton East VIC 3188	\$1,540,000	20-Aug-21
5 Apex Avenue Hampton East VIC 3188	\$1,530,000	24-May-21
94 Highett Road Hampton VIC 3188	\$1,601,000	05-Aug-21

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: 04 September 2021



**2 Gary Avenue Hampton East VIC 3188**

Sold Price

<sup>RS</sup> **\$1,540,000**

Sold Date

**20-Aug-21**



3



1



2

Distance

**0.52km**



**5 Apex Avenue Hampton East VIC 3188**

Sold Price

**\$1,530,000**

Sold Date

**24-May-21**



3



1



2

Distance

**0.67km**



**94 Highett Road Hampton VIC 3188**

Sold Price

<sup>RS</sup> **\$1,601,000**

Sold Date

**05-Aug-21**



3



2



2

Distance

**0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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