## 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

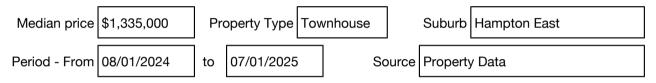
46 Keith Street, Hampton East Vic 3188

## Indicative selling price

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Single price \$1,200,000

#### Median sale price



## 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	1a Dumaresq St BRIGHTON EAST 3187	\$1,200,000	07/12/2024
2	5b Eldon Ct HAMPTON EAST 3188	\$1,212,500	15/10/2024
3	3/14 The Crescent HIGHETT 3190	\$1,215,000	21/09/2024

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:

08/01/2025 14:01









Property Type: Townhouse Agent Comments Indicative Selling Price \$1,200,000 Median Townhouse Price 08/01/2024 - 07/01/2025: \$1,335,000

# **Comparable Properties**



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 Price: \$1,200,000
 Method: Auction Sale

 Date: 07/12/2024

1a Dumaresq St BRIGHTON EAST 3187 (REI)

Date: 07/12/2024 Property Type: Townhouse (Res)



5b Eldon Ct HAMPTON EAST 3188 (REI)



Price: \$1,212,500 Method: Private Sale Date: 15/10/2024 Property Type: Townhouse (Res) Land Size: 536 sqm approx



3/14 The Crescent HIGHETT 3190 (REI/VG) 3 2 2 2

Agent Comments

Agent Comments

Agent Comments



#### Account - Hodges | P: 03 95846500 | F: 03 95848216



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