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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 20b Nepean Avenue, 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)

Single price \$ or range between \$1,000,000 & \$1,100,000

## Median sale price

Median price \$820,000 \*House \*Unit X Suburb Hampton East

Period - From 01/01/2019 to 31/03/2019 Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/38 Loranne Street, Bentleigh VIC 3204	\$1,185,000	23/02/2019
57 Duncan Street, Sandringham VIC 3191	\$1,000,000	02/04/2019
46a Kenneth Street, Sandringham VIC 3191	\$950,000	22/01/2019