

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

301/336 South Road, Hampton East Vic 3188

Indicative selling price

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

Single price

\$615,000

Median sale price

Median price

\$1,240,000

Property Type

Unit

Suburb

Hampton East

Period - From

01/01/2022

to

31/12/2022

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	2/518 Bluff Rd HAMPTON 3188	\$686,000	07/12/2022
2	5/15 Major St HIGHETT 3190	\$634,000	30/10/2022
3	808/6 Station St MOORABBIN 3189	\$570,000	18/08/2022

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:

27/01/2023 09:54

Simone Tindall

0408 330 355

simonetindall@theagency.com.au



2
 2
 1

Property Type: Apartment**Agent Comments**

2 x storage units Internal: 76 sqm approx. External: 34 sqm approx.

Indicative Selling Price

\$615,000

Median Unit Price

Year ending December 2022: \$1,240,000

Part of a premium boutique complex built to exacting standards, this light-filled two-bedroom apartment has been carefully crafted with state-of-the-art interiors that complement the brilliant location and lifestyle it affords. With generous proportions throughout, it showcases a crisp white designer kitchen with Bosch gas cooktop, dishwasher and stainless steel appliances, that combine to make the hub of the home ideal for the avid cook or entertainer

Comparable Properties

**2/518 Bluff Rd HAMPTON 3188 (REI)****Agent Comments**

2
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 1

Price: \$686,000**Method:** Auction Sale**Date:** 07/12/2022**Property Type:** Unit**5/15 Major St HIGHETT 3190 (REI/VG)****Agent Comments**

2
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 2

Price: \$634,000**Method:** Private Sale**Date:** 30/10/2022**Property Type:** Apartment**808/6 Station St MOORABBIN 3189 (REI/VG)****Agent Comments**

2
 2
 1

Price: \$570,000**Method:** Private Sale**Date:** 18/08/2022**Property Type:** Apartment**Account - The Agency Port Phillip** | P: 03 8578 0388