

# 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

4/13-17 Kelly 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)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$684,000 Property Type Unit Suburb Hampton East

Period - From 01/04/2020 to 30/06/2020 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	2/25 Charming St HAMPTON EAST 3188	\$678,000	27/06/2020
2	23/27 Patterson Rd BENTLEIGH 3204	\$672,500	21/03/2020
3	5/13 Kelly Av HAMPTON EAST 3188	\$650,000	23/04/2020

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:

20/07/2020 16:12

4/13-17 Kelly Avenue, Hampton East Vic 3188

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

June quarter 2020: \$684,000



2 1 2

**Property Type:** Unit

**Agent Comments**

Light filled 2 bedroom front villa peaceful in its own tropical garden, enjoying an inviting living and dining area with classic kitchen, large laundry, 2 double bedrooms (BIRs), stylish bathroom, separate toilet, a gorgeous sun filled paved courtyard garden, ducted heating, air cond & a LU garage (own driveway). Top of the court, stroll to shops, train & Wishart Reserve.

## Comparable Properties



**2/25 Charming St HAMPTON EAST 3188 (REI)** **Agent Comments**

2 1 2

**Price:** \$678,000

**Method:** Auction Sale

**Date:** 27/06/2020

**Property Type:** Unit



**23/27 Patterson Rd BENTLEIGH 3204 (REI)** **Agent Comments**

2 1 2

**Price:** \$672,500

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** Unit



**5/13 Kelly Av HAMPTON EAST 3188 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 23/04/2020

**Property Type:** Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.