

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

330 South Road, Hampton East Vic 3188

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,295,000

House

X

Unit

Suburb Hampton East

Period - From 01/10/2016

to

30/09/2017

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	268 Centre Rd BENTLEIGH 3204	\$1,310,000	31/08/2017
2	3 Train St HIGHETT 3190	\$1,275,000	05/06/2017
3	1057 Nepean Hwy MOORABBIN 3189	\$1,200,000	01/06/2017

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.~~

**Rooms:****Property Type:** Retail - Mixed Use (Unspecified)**Land Size:** 434 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending September 2017: \$1,295,000

Ready to build – KUD Architecture plans and permits approved Architects plans from award-winning KUD architecture feature eight apartments with car parks and commercial space. Ideally located close to the junction of South Road and Nepean Highway, easy access to Moorabbin Station, shops, amenities and bayside lifestyle options make this the perfect position. This outstanding, development-ready allotment of approx. 434 m2 presents an excellent opportunity for the savvy investor – previous rental income approx \$55K p.a.

Comparable Properties

**268 Centre Rd BENTLEIGH 3204 (REI)**

Agent Comments

**Price:** \$1,310,000**Method:** Auction Sale**Date:** 31/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 150 sqm approx**3 Train St HIGHETT 3190 (REI)**

Agent Comments

**Price:** \$1,275,000**Method:** Private Sale**Date:** 05/06/2017**Rooms:** -**Property Type:** House (Res)**1057 Nepean Hwy MOORABBIN 3189 (REI)**

Agent Comments

**Price:** \$1,200,000**Method:** Private Sale**Date:** 01/06/2017**Rooms:** 6**Property Type:** House