

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

2/20 Bartlett Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price

\$815,000

Property Type

Unit

Suburb

Hampton East

Period - From

01/07/2020

to

30/09/2020

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	1/35 Gilarth St HIGHETT 3190	\$940,000	14/07/2020
2	8a Wishart St HAMPTON EAST 3188	\$892,000	04/07/2020
3	1/2 Moira Av HIGHETT 3190	\$880,000	25/07/2020

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:

26/11/2020 10:31



Property Type: Townhouse (Res)

Agent Comments

Immaculate freestanding 2 bedroom 1.5 bathroom town residence enjoying expansive living & dining, sparkling stone kitchen (European appliances), study landing, neutral semi-ensuite, a sun filled alfresco deck in tropical greenery & auto garage. Metres to Moorabbin station.

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

September quarter 2020: \$815,000

Comparable Properties



1/35 Gilarth St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 14/07/2020

Rooms: 4

Property Type: Townhouse (Res)



8a Wishart St HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$892,000

Method: Auction Sale

Date: 04/07/2020

Property Type: Unit

Land Size: 319 sqm approx



1/2 Moira Av HIGHETT 3190 (REI)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 25/07/2020

Property Type: Townhouse (Res)