

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

4a Leonard Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,030,000 Property Type Unit Suburb Hampton East

Period - From 01/01/2023 to 31/12/2023 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	2/13 Kelly Av HAMPTON EAST 3188	\$950,000	23/09/2023
2	2/10 Spring Rd HIGHETT 3190	\$900,000	25/11/2023
3			

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:

07/03/2024 08:53

4a Leonard Street, Hampton East Vic 3188



 2  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$890,000 - \$950,000

Median Unit Price

Year ending December 2023: \$1,030,000

Comparable Properties



2/13 Kelly Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

 2  1  2

Price: \$950,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit

Land Size: 276 sqm approx



2/10 Spring Rd HIGHETT 3190 (REI/VG)

Agent Comments

 2  1  1

Price: \$900,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Unit

Land Size: 328 sqm approx

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.

Account - Jellis Craig



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