

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

18 Kelsall Court, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,675,500 Property Type House Suburb Hampton East

Period - From 01/01/2022 to 31/03/2022 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	33 Keith St HAMPTON EAST 3188	\$1,520,000	02/04/2022
2	3 Sybil St HAMPTON EAST 3188	\$1,500,000	19/02/2022
3	26 Avon St MOORABBIN 3189	\$1,486,000	13/11/2021

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:

10/05/2022 12:27



Property Type: House

Agent Comments

Comparable Properties



33 Keith St HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,520,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 620 sqm approx



3 Sybil St HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 625 sqm approx



26 Avon St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,486,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 598 sqm approx