

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

6/1 King Street Hampton East VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Hampton East

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

5/30 Nepean Avenue Hampton East VIC 3188	\$480,000	21-Aug-20
1/11 South Avenue Bentleigh VIC 3204	\$470,000	02-Oct-20
105/8 Railway Crescent Bentleigh VIC 3204	\$490,000	13-Aug-20

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 6 months.~~

This Statement of Information was prepared on: 26 November 2020

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5/30 Nepean Avenue Hampton East VIC 3188

 2  1  1

Sold Price \$480,000 Sold Date 21-Aug-20

Distance **0.14km**



1/11 South Avenue Bentleigh VIC 3204

 2  1  1

Sold Price

\$470,000 Sold Date 02-Oct-20

Distance **0.44km**



105/8 Railway Crescent Bentleigh VIC 3204

 2  1  1

Sold Price

\$490,000 Sold Date 13-Aug-20

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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