# 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

4 Roydon Street, Hampton East Vic 3188

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,400,000		&		\$1,540,000			
Median sale price								
Median price	\$1,402,500	Pro	operty Type	Hou	se		Suburb	Hampton East
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	13 Jillian Av HIGHETT 3190	\$1,467,000	30/11/2024
2	34 Highland Av HIGHETT 3190	\$1,400,000	24/10/2024
3	4 Keiller St HAMPTON EAST 3188	\$1,415,000	12/10/2024

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.

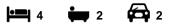
This Statement of Information was prepared on:

31/01/2025 12:57









**Property Type:** House **Land Size:** 697 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,540,000 Median House Price Year ending December 2024: \$1,402,500

# **Comparable Properties**

13 Jillian Av HIGHETT 3190 (REI/VG)   1 1 3   Price: \$1,467,000   Method: Auction Sale   Date: 30/11/2024   Property Type: House (Res)   Land Size: 613 sqm approx	Agent Comments
34 Highland Av HIGHETT 3190 (REI/VG)   Image: 1   3 Image: 2   Price: \$1,400,000   Method: Sold Before Auction   Date: 24/10/2024   Property Type: House (Res)   Land Size: 604 sqm approx	Agent Comments
4 Keiller St HAMPTON EAST 3188 (REI) 5 3 2 Price: \$1,415,000 Method: Auction Sale Date: 12/10/2024 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments

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