

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

1a Warland Road, Hampton East Vic 3188

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,437,500

Property Type

House

Suburb

Hampton East

Period - From

01/07/2023

to

30/06/2024

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	2/469 Bluff Rd HAMPTON 3188	\$1,270,000	23/05/2024
2	11 Ceramics La HIGHETT 3190	\$1,210,000	13/05/2024
3	11/2-4 Faulkner St BENTLEIGH 3204	\$1,200,000	02/07/2024

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:

18/07/2024 15:56



 4  2  2

Property Type: House
Land Size: 244 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending June 2024: \$1,437,500

Comparable Properties



2/469 Bluff Rd HAMPTON 3188 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,270,000
Method: Private Sale
Date: 23/05/2024
Property Type: Townhouse (Single)
Land Size: 246 sqm approx



11 Ceramics La HIGHETT 3190 (REI)

Agent Comments

 3  2  1

Price: \$1,210,000
Method: Private Sale
Date: 13/05/2024
Property Type: Townhouse (Res)



11/2-4 Faulkner St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Private Sale
Date: 02/07/2024
Property Type: House