

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 Saltair Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,530,000

Property Type House

Suburb Hampton East

Period - From 01/07/2020

to 30/06/2021

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 | 25a Lonsdale Av HAMPTON EAST 3188 | \$1,460,000 | 30/06/2021 |
| 2 | 1/451 Highett Rd HIGHETT 3190 | \$1,420,000 | 05/08/2021 |
| 3 | 2-6 Tatong Rd BRIGHTON EAST 3187 | \$1,385,000 | 09/09/2021 |

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:

27/09/2021 11:08



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending June 2021: \$1,530,000

Comparable Properties



25a Lonsdale Av HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,460,000
Method: Sold Before Auction
Date: 30/06/2021
Property Type: Townhouse (Res)
Land Size: 320 sqm approx



1/451 Highett Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$1,420,000
Method: Auction Sale
Date: 05/08/2021
Property Type: Townhouse (Res)
Land Size: 346 sqm approx



2-6 Tatong Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,385,000
Method: Private Sale
Date: 09/09/2021
Rooms: 6
Property Type: Townhouse (Single)