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 betwee	\$1,300,000		&		\$1,400,000					
Median sale p	rice									
Median price	\$1,530,000	Pro	operty Type	Hou	se		Suburb	Hampton East		
Period - From	01/07/2020	to	30/06/2021		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.

Ade	dress 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



RT Edgar



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)



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)

2 2

Agent Comments

Agent Comments



4



2-6 Tatong Rd BRIGHTON EAST 3187 (REI)



Price: \$1,385,000 Method: Private Sale Date: 09/09/2021 Rooms: 6

6 3

Property Type: Townhouse (Single)

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.