

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

35a Keith Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$985,000 & \$1,080,000

Median sale price

Median price \$1,107,500 Property Type Unit 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	1/7 Hillston Rd MOORABBIN 3189	\$1,082,000	04/05/2024
2	1/3 Dudley Av HAMPTON EAST 3188	\$1,055,000	23/03/2024
3	19b Warland Rd HAMPTON EAST 3188	\$1,025,000	23/03/2024

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:

16/08/2024 10:50



Property Type:
Divorce/Estate/Family Transfers
Land Size: 356 sqm approx
Agent Comments

Indicative Selling Price

\$985,000 - \$1,080,000

Median Unit Price

Year ending June 2024: \$1,107,500

Comparable Properties



1/7 Hillston Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,082,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Unit
Land Size: 382.68 sqm approx



1/3 Dudley Av HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,055,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)



19b Warland Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,025,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 280 sqm approx

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