

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	2/19 Leonard Street, Hampton East Vic 3188
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$800,000	&	\$880,000
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#### Median sale price

Median price	\$953,250	Hou	Ise	Unit	Х		Suburb	Hampton East
Period - From	01/01/2018	to	31/12/2018		Source	REIV		

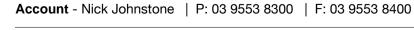
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	38 Kendall St HAMPTON 3188	\$870,000	30/03/2019
2	1/107 Spring Rd HAMPTON EAST 3188	\$850,000	23/03/2019
3	450a Bluff Rd HAMPTON 3188	\$825,000	23/02/2019

#### 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.















Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending December 2018: \$953,250

## Comparable Properties



38 Kendall St HAMPTON 3188 (REI)

**-**3







Price: \$870,000 Method: Auction Sale Date: 30/03/2019

Rooms: -

**Property Type:** Townhouse (Res) **Land Size:** 328 sqm approx

Agent Comments

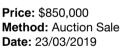












Rooms: -

Property Type: House (Res) Land Size: 291 sqm approx

**Agent Comments** 



450a Bluff Rd HAMPTON 3188 (REI)

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Price: \$825,000 Method: Auction Sale Date: 23/02/2019 Rooms: 4

**Property Type:** Townhouse (Res) **Land Size:** 336 sqm approx

**Agent Comments** 

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