

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 2/19 Leonard Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$953,250 House Unit X 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.

	Address 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.



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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)

Agent Comments

3 1 1

Price: \$870,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 328 sqm approx



1/107 Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments

3 2 1

Price: \$850,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 291 sqm approx



450a Bluff Rd HAMPTON 3188 (REI)

Agent Comments

3 2 4

Price: \$825,000
Method: Auction Sale
Date: 23/02/2019
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 336 sqm approx