

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

2/2 King Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$660,000

&

\$725,000

Median sale price

Median price \$642,500

Property Type Unit

Suburb Hampton East

Period - From 14/01/2019

to

13/01/2020

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	4/111 Spring Rd HAMPTON EAST 3188	\$725,000	24/10/2019
2	5/8 Keiller St HAMPTON EAST 3188	\$685,000	20/07/2019
3	5/22 Kelly Av HAMPTON EAST 3188	\$670,000	29/08/2019

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.~~

This Statement of Information was prepared on:

14/01/2020 11:31



Property Type: Unit

Agent Comments

Comparable Properties



4/111 Spring Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$725,000

Method: Sold Before Auction

Date: 24/10/2019

Property Type: Unit

Land Size: 204 sqm approx



5/8 Keiller St HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 20/07/2019

Property Type: Unit



5/22 Kelly Av HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$670,000

Method: Sold Before Auction

Date: 29/08/2019

Property Type: Unit

Land Size: 139 sqm approx