

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

1/19 Roydon Street, Hampton East, VIC 3188

Indicative selling price

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

Single price or range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$1,452,500 Property type House Suburb HAMPTON EAST

Period - From 04/04/2023 to 03/04/2024 Source core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	19b Warland Rd HAMPTON EAST 3188 VIC	\$1,025,000	23/03/2024
2	31a Matthieson St HIGHETT 3190 VIC	\$1,175,000	18/01/2024
3	6 Sybil St HAMPTON EAST 3188 VIC	\$1,150,000	22/01/2024

This Statement of Information was prepared on: 04/04/2024

