

# 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

11B Leith Crescent, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,490,000

### Median sale price

Median price \$1,310,000 Property Type Townhouse Suburb Hampton East

Period - From 04/06/2023 to 03/06/2024 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	16a Keith St HAMPTON EAST 3188	\$1,572,500	20/03/2024
2	21a Besant St HAMPTON EAST 3188	\$1,537,500	02/05/2024
3	7A Harry St HAMPTON EAST 3188	\$1,400,000	11/01/2024

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: 14/05/2024 10:17