

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

13/24 Kinross Street, Hampton East Vic 3188

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$730,000

Property Type Unit

Suburb Hampton East

Period - From 20/10/2022

to 19/10/2023

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	3/6 Dart St HIGHETT 3190	\$682,500	20/05/2023
2	4/12 Gleniffer Av BRIGHTON EAST 3187	\$670,000	15/05/2023
3			

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:

20/10/2023 16:23

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Indicative Selling Price

\$680,000

Median Unit Price

20/10/2022 - 19/10/2023: \$730,000



Rooms: 3

Property Type: New Apartment

Land Size: 75 sqm approx

Agent Comments

Comparable Properties



3/6 Dart St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$682,500

Method: Private Sale

Date: 20/05/2023

Property Type: Apartment



4/12 Gleniffer Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 15/05/2023

Property Type: Apartment

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840