

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

1A BARTLETT STREET HAMPTON EAST VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,490,000

Property type

House

Suburb

Hampton East

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

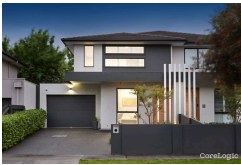
Date of sale

4 GARY AVENUE HAMPTON EAST VIC 3188	\$1,600,000	25-Oct-23
77 WICKHAM ROAD HAMPTON EAST VIC 3188	\$1,500,000	30-Oct-23
1C BUCHAN STREET MOORABBIN VIC 3189	\$1,579,500	11-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 31 January 2024

**4 GARY AVENUE HAMPTON EAST
VIC 3188**4  2  2 Sold Price ^{RS} **\$1,600,000** Sold Date **25-Oct-23**Distance **0.77km****77 WICKHAM ROAD HAMPTON
EAST VIC 3188**4  3  2 Sold Price ^{RS} **\$1,500,000** ^{UN} Sold Date **30-Oct-23**Distance **0.82km****1C BUCHAN STREET MOORABBIN
VIC 3189**4  3  - Sold Price ^{RS} **\$1,579,500** Sold Date **11-Nov-23**Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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