

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 Flowerdale Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$815,000 & \$860,000

Median sale price

Median price \$1,055,000 Property Type Unit Suburb Hampton East

Period - From 01/01/2024 to 31/03/2024 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	2/22 Roydon St HAMPTON EAST 3188	\$862,500	29/02/2024
2	2/3-5 Wolsley St BENTLEIGH 3204	\$861,000	16/03/2024
3	2/3 Alfred St HIGHETT 3190	\$830,000	02/03/2024

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.~~

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Indicative Selling Price

\$815,000 - \$860,000

Median Unit Price

March quarter 2024: \$1,055,000



2 1 1

Rooms: 3

Property Type: Unit

Agent Comments

Street frontage

Comparable Properties



2/22 Roydon St HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 2 1

Price: \$862,500

Method: Sold Before Auction

Date: 29/02/2024

Property Type: Unit



2/3-5 Wolsley St BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$861,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Unit



2/3 Alfred St HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$830,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Unit

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