

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

21a Besant Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,437,500 Property Type House Suburb Hampton East

Period - From 17/04/2023 to 16/04/2024 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	4 Gary Av HAMPTON EAST 3188	\$1,600,000	25/10/2023
2	16a Keith St HAMPTON EAST 3188	\$1,572,500	20/03/2024
3	7b Peterson St HIGHETT 3190	\$1,530,000	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.~~

This Statement of Information was prepared on: 17/04/2024 12:00



 4
  2
  2

Rooms: 7
Property Type: Townhouse
Land Size: 314 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,550,000
Median House Price
 17/04/2023 - 16/04/2024: \$1,437,500

Live inside, outside and in-between with the al fresco space and all day sun of this up-scale 4 bedroom, 2.5 bathroom, dual zone home! Designed to maximise coveted northern light with large lounge-dining flowing northwards to an all-weather entertainers' deck, this garden-wrapped home goes above-and-beyond (as well as inside-and-out) with another deep stretch of covered decking flowing out from a large formal lounge and ground-floor fourth bedroom currently fitted as a work-from-home office.

Comparable Properties



4 Gary Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,600,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: House (Res)
Land Size: 308 sqm approx



16a Keith St HAMPTON EAST 3188 (REI)

Agent Comments

 4
  3
  2

Price: \$1,572,500
Method: Sold Before Auction
Date: 20/03/2024
Property Type: Townhouse (Res)



7b Peterson St HIGHETT 3190 (REI)

Agent Comments

 3
  2
  2

Price: \$1,530,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)

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