# 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	Pro	perty Type	louse		Suburb	Hampton East
Period - From	17/04/2023	to	16/04/2024	s	ource	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.

Ad	dress 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

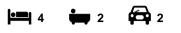
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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









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)

**\_** 4

\_ 2

**6** 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: House (Res) Land Size: 308 sqm approx

Agent Comments



16a Keith St HAMPTON EAST 3188 (REI)

1





Price: \$1,572,500

Method: Sold Before Auction

Date: 20/03/2024

Property Type: Townhouse (Res)

**Agent Comments** 



7b Peterson St HIGHETT 3190 (REI)

**=** 3





Price: \$1,530,000 Method: Auction Sale Date: 02/03/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



