

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 Highbury Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,250,000 & \$1,325,000

Median sale price

Median price \$1,265,000 Property Type Townhouse Suburb Hampton East

Period - From 30/04/2023 to 29/04/2024 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	77b Fromer St BENTLEIGH 3204	\$1,428,000	28/03/2024
2	2/2 Abbin Av BENTLEIGH EAST 3165	\$1,312,000	08/11/2023
3	14b Fairbank Rd BENTLEIGH 3204	\$1,310,000	06/11/2023

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: 30/04/2024 16:46



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,325,000
Median Townhouse Price
30/04/2023 - 29/04/2024: \$1,265,000

Comparable Properties



77b Fromer St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,428,000

Method: Private Sale

Date: 28/03/2024

Property Type: Townhouse (Res)

Land Size: 306 sqm approx



2/2 Abbin Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 2 2

Price: \$1,312,000

Method: Sold Before Auction

Date: 08/11/2023

Property Type: Townhouse (Res)



14b Fairbank Rd BENTLEIGH 3204 (REI/VG) Agent Comments

3 2 2

Price: \$1,310,000

Method: Sold Before Auction

Date: 06/11/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604