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

23 Highbury Avenue, Hampton East Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,200,000				
Median sale p	rice								
Median price	\$1,880,000	Pro	operty Type	Hou	se		Suburb	Hampton East	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1 Werona St BENTLEIGH 3204	\$2,080,000	02/12/2023
2	39 Charming St HAMPTON EAST 3188	\$2,001,000	11/11/2023
3	24 Evans Av HAMPTON EAST 3188	\$1,765,000	28/10/2023

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:

22/01/2024 10:43



HODGES





Rooms: 7 Property Type: House (Res) Land Size: 724 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price December quarter 2023: \$1,880,000

Comparable Properties



1 Werona St BENTLEIGH 3204 (REI)



Price: \$2,080,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 701 sqm approx Agent Comments

Agent Comments



39 Charming St HAMPTON EAST 3188 (REI)

Price: \$2,001,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 656 sqm approx



24 Evans Av HAMPTON EAST 3188 (REI/VG) Agent Comments



Price: \$1,765,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 782 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



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