

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 26 Apex Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$825,000 & \$895,000

Median sale price

Median price \$1,490,000 Property Type House Suburb Hampton East

Period - From 21/11/2022 to 20/11/2023 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	2/13 Kelly Av HAMPTON EAST 3188	\$950,000	23/09/2023
2	2/383 South Rd BRIGHTON EAST 3187	\$865,000	11/08/2023
3	1/171 Bay Rd SANDRINGHAM 3191	\$840,000	14/06/2023

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:

21/11/2023 08:42



2 1 2

Rooms: 5
Property Type: House
Land Size: 294 sqm approx
 Agent Comments

Indicative Selling Price
 \$825,000 - \$895,000
Median House Price
 21/11/2022 - 20/11/2023: \$1,490,000

Comparable Properties



2/13 Kelly Av HAMPTON EAST 3188 (REI)

Agent Comments

2 1 2

Price: \$950,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit
Land Size: 276 sqm approx



2/383 South Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 1 1

Price: \$865,000
Method: Private Sale
Date: 11/08/2023
Property Type: Unit



1/171 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 3

Price: \$840,000
Method: Sold Before Auction
Date: 14/06/2023
Property Type: House (Res)

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