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

26b Besant Street, Hampton East Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,050,000		&		\$1,100,000					
Median sale p	rice									
Median price	\$1,030,000	Pro	operty Type	Unit			Suburb	Hampton East		
Period - From	02/04/2023	to	01/04/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	6 Sybil St HAMPTON EAST 3188	\$1,150,000	22/01/2024
2	44a Worthing Rd MOORABBIN 3189	\$1,070,000	16/03/2024
3	1/3 Dudley Av HAMPTON EAST 3188	\$1,055,000	23/03/2024

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:

02/04/2024 14:37

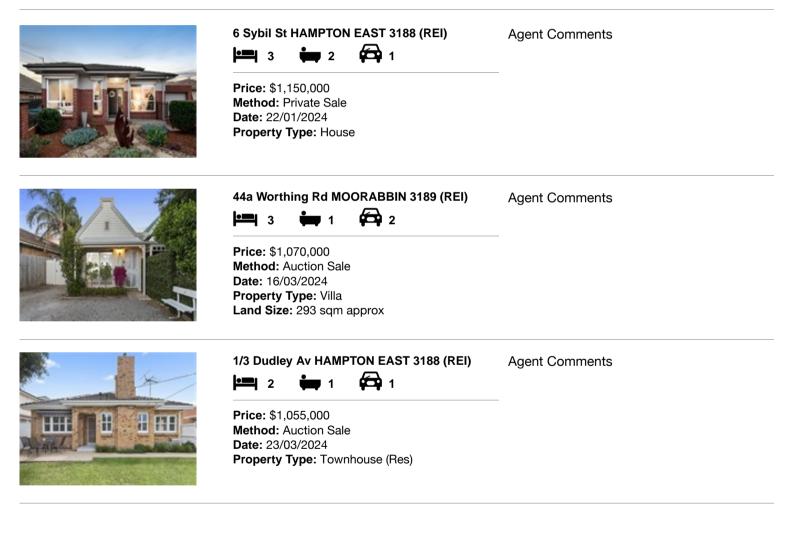


buxton



Property Type: Agent Comments Indicative Selling Price \$1,050,000 - \$1,100,000 Median Unit Price 02/04/2023 - 01/04/2024: \$1,030,000

Comparable Properties



Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234





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