

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
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Indicative selling price

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

Range between

\$1,050,000

 &

\$1,100,000

Median sale price

Median price

\$1,030,000

 Property Type

Unit

 Suburb

Hampton East

Period - From

02/04/2023

 to

01/04/2024

 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	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



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



6 Sybil St HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 22/01/2024
Property Type: House



44a Worthing Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Villa
Land Size: 293 sqm approx



1/3 Dudley Av HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,055,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)