

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 28a Besant Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Hampton East

Period - From 01/04/2023 to 30/06/2023 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	1/8 Fairbank Rd BENTLEIGH 3204	\$1,050,000	07/08/2023
2	1/129 Wickham Rd HAMPTON EAST 3188	\$1,025,000	23/06/2023
3	38/15-19 Graham Rd HIGHETT 3190	\$998,000	26/07/2023

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: 22/08/2023 14:40



 3
  1
  2

Rooms: 5
Property Type: House
Land Size: 341 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 June quarter 2023: \$1,570,000

Comparable Properties



1/8 Fairbank Rd BENTLEIGH 3204 (REI)

Agent Comments

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  2
  1

Price: \$1,050,000
Method: Sold Before Auction
Date: 07/08/2023
Property Type: Unit



1/129 Wickham Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$1,025,000
Method: Private Sale
Date: 23/06/2023
Property Type: House
Land Size: 317 sqm approx



38/15-19 Graham Rd HIGHETT 3190 (REI)

Agent Comments

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  1
  2

Price: \$998,000
Method: Sold Before Auction
Date: 26/07/2023
Property Type: Townhouse (Res)
Land Size: 453 sqm approx

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