Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/17 Keiller Street, Hampton East Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$540,000		&		\$580,000					
Median sale p	rice									
Median price	\$1,115,000	Pro	operty Type	Unit			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	2/16 Keiller St HAMPTON EAST 3188	\$693,000	28/10/2023
2	8/298 South Rd HAMPTON EAST 3188	\$590,000	28/08/2023
3	301/451 South Rd BENTLEIGH 3204	\$550,000	02/02/2024

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:

07/02/2024 15:01





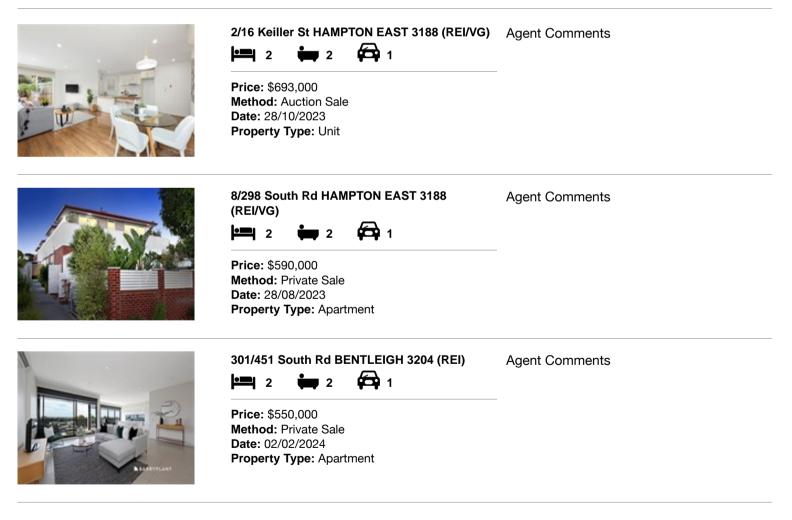




Rooms: 5 Property Type: Apartment Agent Comments Indicative Selling Price \$540,000 - \$580,000 Median Unit Price December quarter 2023: \$1,115,000

Individually designed and detailed as the home of this prestige group's original owner and developer, this two bedroom and home-office garden apartment goes beyond-prestige...on the edge of it all! Optioned up with a unique specification featuring an elite Miele appliance kitchen (with a waterfall-edge bench), and a luxe fully-tiled bathroom (with a full-size bath plus a separate 'glass-box' shower), this impressive apartment opens out with tall glass-sliders for both living and the large master-bedroom...and steps out into all-day sun beyond an all-weather terrace

Comparable Properties



Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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