

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 3/17 Keiller Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$1,115,000 Property Type Unit Suburb Hampton East

Period - From 01/10/2023 to 31/12/2023 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	2/16 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



2
 1
 1

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



2/16 Keiller St HAMPTON EAST 3188 (REI/VG) Agent Comments

2
 2
 1

Price: \$693,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Unit



8/298 South Rd HAMPTON EAST 3188 (REI/VG) Agent Comments

2
 2
 1

Price: \$590,000
Method: Private Sale
Date: 28/08/2023
Property Type: Apartment



301/451 South Rd BENTLEIGH 3204 (REI) Agent Comments

2
 2
 1

Price: \$550,000
Method: Private Sale
Date: 02/02/2024
Property Type: Apartment

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