

# 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 36b Lonsdale Avenue, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,385,000 & \$1,465,000

### 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	15a Nepean Av HAMPTON EAST 3188	\$1,500,000	22/07/2023
2	28 Evans Av HAMPTON EAST 3188	\$1,500,000	10/03/2023
3			

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: 17/08/2023 17:20



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,385,000 - \$1,465,000

Median House Price

June quarter 2023: \$1,570,000

## Comparable Properties



15a Nepean Av HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

Price: \$1,500,000

Method: Private Sale

Date: 22/07/2023

Property Type: Townhouse (Single)



28 Evans Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Sold Before Auction

Date: 10/03/2023

Property Type: Townhouse (Res)

Land Size: 282 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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