

# 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 3a Kelly 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 \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,455,000 Property Type House Suburb Hampton East

Period - From 01/04/2023 to 31/03/2024 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	16a Keith St HAMPTON EAST 3188	\$1,572,500	20/03/2024
2	17a Biscop Rd MOORABBIN 3189	\$1,540,000	18/04/2024
3	21a Besant St HAMPTON EAST 3188	\$1,537,500	02/05/2024

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: 06/05/2024 17:23



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**Rooms:** 10  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
 \$1,450,000 - \$1,550,000  
**Median House Price**  
 Year ending March 2024: \$1,455,000

## Comparable Properties



**16a Keith St HAMPTON EAST 3188 (REI)**

[Agent Comments](#)

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**Price:** \$1,572,500  
**Method:** Sold Before Auction  
**Date:** 20/03/2024  
**Property Type:** Townhouse (Res)



**17a Biscop Rd MOORABBIN 3189 (REI)**

[Agent Comments](#)

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**Price:** \$1,540,000  
**Method:** Sold Before Auction  
**Date:** 18/04/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 372 sqm approx



**21a Besant St HAMPTON EAST 3188 (REI)**

[Agent Comments](#)

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**Price:** \$1,537,500  
**Method:** Sold Before Auction  
**Date:** 02/05/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 316 sqm approx

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