

# 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

4a Leonard Street, 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 \$960,000 & \$1,050,000

### 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	1A Apex Av HAMPTON 3188	\$1,050,000	23/09/2023
2	2/20 Bartlett St HAMPTON EAST 3188	\$1,042,000	28/10/2023
3	2 Small Rd BENTLEIGH 3204	\$1,025,000	14/10/2023

**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: 20/02/2024 11:52

4a Leonard Street, Hampton East Vic 3188



**Rooms:** 4  
**Property Type:** Townhouse  
**Land Size:** 313 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median Unit Price**  
December quarter 2023: \$1,115,000

## Comparable Properties

1A Apex Av HAMPTON 3188 (VG)

**Agent Comments**



**Price:** \$1,050,000  
**Method:** Sale  
**Date:** 23/09/2023  
**Property Type:** Flat/Unit/Apartment (Res)



2/20 Bartlett St HAMPTON EAST 3188 (REI/VG) **Agent Comments**



**Price:** \$1,042,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** Townhouse (Res)



2 Small Rd BENTLEIGH 3204 (REI/VG)

**Agent Comments**



**Price:** \$1,025,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Townhouse (Res)

**Account -** Jellis Craig



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