

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 57 Lonsdale Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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	49a Apex Av HAMPTON EAST 3188	\$1,950,000	04/05/2023
2	84A Spring Rd HAMPTON EAST 3188	\$1,720,000	03/05/2023
3	21A Keith St HAMPTON EAST 3188	\$1,630,000	15/07/2023

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: 11/10/2023 10:14



 4  2.5  2

Rooms: 10
Property Type: Townhouse
Land Size: 369 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 June quarter 2023: \$1,570,000

Elegant, accommodating and so easy to enjoy, this is the perfect family plan on perfect-sized land. Freestanding on a largely carefree block, this substantial 4 bed plus home-office, 2.5 bathroom residence offers 32sqs(297sqm) of triple-zone family living, a big double garage and 369sqm (approx.) of exceptionally well-utilised grounds. R

Comparable Properties



49a Apex Av HAMPTON EAST 3188 (REI/VG) Agent Comments

 4  3  3

Price: \$1,950,000
Method: Sold Before Auction
Date: 04/05/2023
Property Type: House (Res)
Land Size: 356 sqm approx



84A Spring Rd HAMPTON EAST 3188 (REI/VG) Agent Comments

 4  3  1

Price: \$1,720,000
Method: Sold Before Auction
Date: 03/05/2023
Property Type: Townhouse (Res)
Land Size: 292 sqm approx



21A Keith St HAMPTON EAST 3188 (REI/VG) Agent Comments

 4  3  2

Price: \$1,630,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Townhouse (Res)
Land Size: 322 sqm approx

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