## 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

9a Leonard Street, Hampton East Vic 3188

#### Indicative selling price

For the meaning	of this price see	consum	her.vic.gov	/.au/u	underquot	ing		
Range betwee	n \$1,050,000		&		\$1,100,000			
Median sale p	rice		_					
Median price	\$1,030,000	Prope	rty Type	Jnit			Suburb	Hampton East
Period - From	01/01/2023	to 31	/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/20 Myrtle Rd HAMPTON 3188	\$1,200,000	09/11/2023
2	3/13 Albert St HIGHETT 3190	\$1,145,000	12/08/2023
3	3/21 Barry St BENTLEIGH 3204	\$1,084,000	11/11/2023

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:

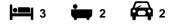
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Todd Dixon 0448 881 434 tdixon@buxton.com.au





**Property Type:** Townhouse **Land Size:** 303 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,100,000 Median Unit Price Year ending December 2023: \$1,030,000

# **Comparable Properties**



2/20 Myrtle Rd HAMPTON 3188 (REI/VG)



Price: \$1,200,000 Method: Sold Before Auction Date: 09/11/2023 Property Type: Unit

3/13 Albert St HIGHETT 3190 (REI/VG)

2

2 2

2 2

Agent Comments

Agent Comments



Price: \$1,145,000 Method: Auction Sale Date: 12/08/2023 Property Type: Townhouse (Res)

**----** 3



3/21 Barry St BENTLEIGH 3204 (REI/VG)

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Price: \$1,084,000 Method: Auction Sale Date: 11/11/2023 Property Type: Townhouse (Res)

#### Account - Buxton | P: 03 9563 9933

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Agent Comments