

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 consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,030,000 Property Type Unit Suburb Hampton East

Period - From 01/01/2023 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 | 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:

06/02/2024 15:34



 3  2  2

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)

Agent Comments

 3  2  2

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



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

Agent Comments

 3  2  2

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



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

Agent Comments

 3  2  2

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

Account - Buxton | P: 03 9563 9933