

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 38 Apex Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Hampton East

Period - From 01/10/2020 to 31/12/2020 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	38 Charming St HAMPTON EAST 3188	\$1,957,500	12/02/2021
2	51 Wilson St HIGHETT 3190	\$1,900,000	24/03/2021
3	8 Kelly Av HAMPTON EAST 3188	\$1,866,000	12/12/2020

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.~~

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

December quarter 2020: \$1,420,000

Comparable Properties



38 Charming St HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$1,957,500

Method: Auction Sale

Date: 12/02/2021

Property Type: House (Res)

Land Size: 728 sqm approx



51 Wilson St HIGHETT 3190 (REI)

Agent Comments

5 2 2

Price: \$1,900,000

Method: Sold Before Auction

Date: 24/03/2021

Property Type: House (Res)



8 Kelly Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

5 2 2

Price: \$1,866,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 624 sqm approx