

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 310 South Road, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,664,500 Property Type House Suburb Hampton East

Period - From 01/01/2021 to 31/03/2021 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	27 Nepean Av HAMPTON EAST 3188	\$1,600,000	10/04/2021
2	14 Charming St HAMPTON EAST 3188	\$1,440,000	11/02/2021
3	6 Nepean Av HAMPTON EAST 3188	\$1,355,000	10/04/2021

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: 06/05/2021 16:34



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Property Type: House

Land Size: 611 sqm approx

Agent Comments

Comparable Properties



27 Nepean Av HAMPTON EAST 3188 (REI)

Agent Comments

3 1 1

Price: \$1,600,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 700 sqm approx



14 Charming St HAMPTON EAST 3188 (VG)

Agent Comments

4 - -

Price: \$1,440,000

Method: Sale

Date: 11/02/2021

Property Type: House (Res)

Land Size: 605 sqm approx



6 Nepean Av HAMPTON EAST 3188 (REI)

Agent Comments

3 1 2

Price: \$1,355,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 567 sqm approx