

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 43 Lonsdale Avenue, Hampton East Vic 3188

Indicative selling price

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

Single price \$930,000

Median sale price

Median price \$798,500 House Unit X Suburb Hampton East

Period - From 01/07/2018 to 30/06/2019 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	180 Highett Rd HIGHETT 3190	\$960,000	01/06/2019
2	27a Lonsdale Av HAMPTON EAST 3188	\$907,500	09/03/2019
3	2/45 Lonsdale Av HAMPTON EAST 3188	\$865,000	02/03/2019

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.



3 1 2

Rooms:
Property Type: House
Land Size: 450 sqm approx
 Agent Comments

Indicative Selling Price
 \$930,000
Median Unit Price
 Year ending June 2019: \$798,500

Comparable Properties



180 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

3 - -

Price: \$960,000
Method: Private Sale
Date: 01/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx



27a Lonsdale Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$907,500
Method: Auction Sale
Date: 09/03/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 226 sqm approx



2/45 Lonsdale Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$865,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 237 sqm approx