

# 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

16/21 Roydon Street, Hampton East Vic 3188
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$410,000
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 & 

\$450,000
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### Median sale price

Median price 

\$761,000
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 Property Type 

Unit
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 Suburb 

Hampton East
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Period - From 

01/01/2019
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 to 

31/12/2019
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 Source 

REIV
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### 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	203/495 South Rd BENTLEIGH 3204	\$481,000	05/10/2019
2	4/21 Roydon St HAMPTON EAST 3188	\$459,000	25/11/2019
3	138/284-286 Highett Rd HIGHETT 3190	\$440,000	10/10/2019

**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.~~

This Statement of Information was prepared on: 

02/03/2020 12:01
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**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$410,000 - \$450,000  
**Median Unit Price**  
Year ending December 2019: \$761,000

## Comparable Properties



**203/495 South Rd BENTLEIGH 3204 (REI/VG)** Agent Comments



**Price:** \$481,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Property Type:** Apartment



**4/21 Roydon St HAMPTON EAST 3188 (REI)** Agent Comments



**Price:** \$459,000  
**Method:** Private Sale  
**Date:** 25/11/2019  
**Property Type:** Apartment



**138/284-286 Highett Rd HIGHETT 3190 (REI)** Agent Comments



**Price:** \$440,000  
**Method:** Sold Before Auction  
**Date:** 10/10/2019  
**Property Type:** Apartment