

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

2/1 Evans Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between

\$650,000

 &

\$710,000

Median sale price

Median price

\$684,000

 Property Type

Unit

 Suburb

Hampton East

Period - From

01/04/2020

 to

30/06/2020

 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	3/22 Roydon St HAMPTON EAST 3188	\$710,000	07/07/2020
2	4/7-13 Kelly Av HAMPTON EAST 3188	\$699,500	28/07/2020
3	2/25 Charming St HAMPTON EAST 3188	\$678,000	27/06/2020

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.~~

This Statement of Information was prepared on:

29/09/2020 19:53



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$710,000
Median Unit Price
June quarter 2020: \$684,000

Comparable Properties



3/22 Roydon St HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 2 1

Price: \$710,000
Method: Sold Before Auction
Date: 07/07/2020
Property Type: Townhouse (Res)



4/7-13 Kelly Av HAMPTON EAST 3188 (REI)

Agent Comments

2 1 2

Price: \$699,500
Method: Private Sale
Date: 28/07/2020
Property Type: Unit



2/25 Charming St HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 1 2

Price: \$678,000
Method: Auction Sale
Date: 27/06/2020
Property Type: Unit