

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 30A Besant Street, Hampton East Vic 3188

Indicative selling price

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

Range between \$1,320,000 & \$1,380,000

Median sale price

Median price \$1,165,000 Property Type Unit Suburb Hampton East

Period - From 01/01/2020 to 31/03/2020 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 | 2a Tarwin Av HAMPTON EAST 3188 | \$1,385,000 | 21/03/2020 |
| 2 | 5b Ardwick St BENTLEIGH 3204 | \$1,350,000 | 15/02/2020 |
| 3 | 5a Saltair St HAMPTON EAST 3188 | \$1,330,000 | 22/02/2020 |

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: 10/07/2020 15:56