

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

1b Leonard Street, Hampton East Vic 3188

Indicative selling price

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

Single price \$1,695,000

Median sale price

Median price \$1,530,000

Property Type House

Suburb Hampton East

Period - From 01/10/2020

to 30/09/2021

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	2 Little Field St HAMPTON 3188	\$1,670,000	10/07/2021
2	5 Seafoam St HAMPTON EAST 3188	\$1,650,000	24/10/2021
3	49a Keith St HAMPTON EAST 3188	\$1,600,000	17/07/2021

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:

11/12/2021 15:53



Property Type:
Agent Comments

Indicative Selling Price
\$1,695,000
Median House Price
Year ending September 2021: \$1,530,000

Comparable Properties



2 Little Field St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,670,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Townhouse (Res)
Land Size: 263 sqm approx



5 Seafoam St HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,650,000
Method: Sold Before Auction
Date: 24/10/2021
Property Type: Townhouse (Res)



49a Keith St HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 17/07/2021
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

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