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	305/336 South Road, Hampton East Vic 3188

Indicative selling price

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

Range between $550,000 & $575,000

Median sale price

Median price $680,500 Property Type Unit Suburb Hampton East

Period - From 28/02/2022 to 27/02/2023 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	205/336 South Rd HAMPTON EAST 3188	$575,000	06/02/2023
2	304/22 Bent St BENTLEIGH 3204	$570,000	14/02/2023
3	109/22 Bent St BENTLEIGH 3204	$555,000	20/02/2023

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: 28/02/2023 14:51

305/336 South Road, Hampton East Vic 3188

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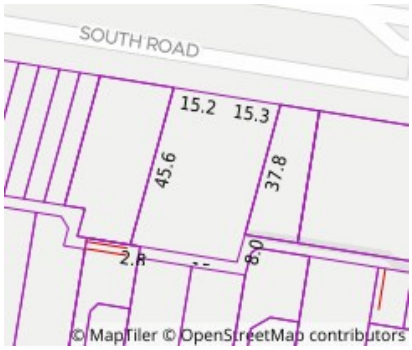

2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $575,000
Median Unit Price
28/02/2022 - 27/02/2023: $680,500

Comparable Properties



205/336 South Rd HAMPTON EAST 3188 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 06/02/2023
Property Type: Apartment

Agent Comments



304/22 Bent St BENTLEIGH 3204 (REI)

2 2 1

Price: $570,000
Method: Private Sale
Date: 14/02/2023
Property Type: Apartment

Agent Comments



109/22 Bent St BENTLEIGH 3204 (REI)

2 2 1

Price: $555,000
Method: Private Sale
Date: 20/02/2023
Property Type: Apartment

Agent Comments

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