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	20 Seafoam Street, Hampton East Vic 3188

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,415,000 Property Type House Suburb Hampton East

Period - From 01/04/2024 to 30/06/2024 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	16 Daff Av HAMPTON EAST 3188	$1,410,000	26/06/2024
2	6 Stonehaven Cr HAMPTON EAST 3188	$1,420,000	22/06/2024
3	28 Nicol St HIGHETT 3190	$1,450,000	23/05/2024

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: 31/07/2024 10:30

20 Seafoam Street, Hampton East Vic 3188

Paul Bond
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0419 519 311
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3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2024: $1,415,000

Comparable Properties



16 Daff Av HAMPTON EAST 3188 (REI)

3 1 2

Price: $1,410,000
Method: Private Sale
Date: 26/06/2024
Property Type: House
Land Size: 654 sqm approx

Agent Comments



6 Stonehaven Cr HAMPTON EAST 3188 (REI)

3 1 1

Price: $1,420,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 636 sqm approx

Agent Comments



28 Nicol St HIGHETT 3190 (REI/VG)

3 1 2

Price: $1,450,000
Method: Private Sale
Date: 23/05/2024
Property Type: House (Res)
Land Size: 597 sqm approx

Agent Comments

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