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	205/336 South Road, Hampton East Vic 3188

Indicative selling price

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

Range between $560,000 & $610,000

Median sale price

Median price $605,000 Property Type Unit Suburb Hampton East

Period - From 11/01/2022 to 10/01/2023 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	5/15 Major St HIGHETT 3190	$634,000	30/10/2022
2	309/6 Station St MOORABBIN 3189	$600,000	12/07/2022
3	102/286 Highett Rd HIGHETT 3190	$590,000	12/08/2022

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: 11/01/2023 10:21

205/336 South Road, Hampton East Vic 3188

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$560,000 - $610,000
Median Unit Price
11/01/2022 - 10/01/2023: $605,000

Comparable Properties



5/15 Major St HIGHETT 3190 (REI/VG)

2 2 2

Price: $634,000
Method: Private Sale
Date: 30/10/2022
Property Type: Apartment

Agent Comments



309/6 Station St MOORABBIN 3189 (REI/VG)

2 2 1

Price: $600,000
Method: Private Sale
Date: 12/07/2022
Property Type: Apartment

Agent Comments



102/286 Highett Rd HIGHETT 3190 (VG)

2 - -

Price: $590,000
Method: Sale
Date: 12/08/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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