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	23 Evans Avenue, Hampton East Vic 3188

Indicative selling price

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

Single price $1,259,000

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	35a Keith St HAMPTON EAST 3188	$1,122,000	07/09/2024
2	1/3 King St HAMPTON EAST 3188	$1,172,000	22/06/2024
3	1/19 Roydon St HAMPTON EAST 3188	$1,300,000	27/04/2024

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: 21/09/2024 16:55

23 Evans Avenue, Hampton East Vic 3188



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,259,000
Median House Price
June quarter 2024: $1,415,000

Comparable Properties



35a Keith St HAMPTON EAST 3188 (REI)

3 1 2

Price: $1,122,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments



1/3 King St HAMPTON EAST 3188 (REI/VG)

3 2 2

Price: $1,172,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 337 sqm approx

Agent Comments



1/19 Roydon St HAMPTON EAST 3188 (REI/VG)

3 1 2

Price: $1,300,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

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