

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

28 Lonsdale Avenue, Hampton East Vic 3188

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,055,000

Property Type Unit

Suburb Hampton East

Period - From 18/09/2023

to 17/09/2024

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	2/27 Middleton St HIGHETT 3190	\$965,000	27/07/2024
2	1a Hazel Av HIGHETT 3190	\$965,000	18/07/2024
3	2/2 King St HAMPTON EAST 3188	\$1,040,000	13/04/2024

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:

18/09/2024 15:26

28 Lonsdale Avenue, Hampton East Vic 3188

Ryan Castles

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Indicative Selling Price

\$950,000 - \$990,000

Median Unit Price

18/09/2023 - 17/09/2024: \$1,055,000



2 1 2

Property Type: House

Land Size: 280.994 sqm approx

Agent Comments

Comparable Properties



2/27 Middleton St HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$965,000

Method: Auction Sale

Date: 27/07/2024

Property Type: Townhouse (Res)

Land Size: 197 sqm approx



1a Hazel Av HIGHETT 3190 (REI)

Agent Comments

2 2 2

Price: \$965,000

Method: Private Sale

Date: 18/07/2024

Property Type: House



2/2 King St HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$1,040,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Unit

Land Size: 200 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840