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	3/1 King Street, Hampton East, VIC 3188

Indicative selling price

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

Single price	$600,000

Median sale price

Median price	$863,250	Property Type	Unit	Suburb	Hampton east
Period - From	04/06/2024	to	03/12/2024	Source	core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/10a Eddys Grove Bentleigh Vic 3204	$608,000	2024-06-28
2	3/46 Tibrockney Street Highett Vic 3190	$634,000	2024-08-10
3	4/4-6 Maxwell Court Moorabbin Vic 3189	$660,000	2024-08-25

This Statement of Information was prepared on: 04/12/2024