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	2/2 Kinross Street, Hampton East Vic 3188

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,125,000 Property Type Unit Suburb Hampton East

Period - From 17/12/2023 to 16/12/2024 Source Property Data

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	1a Dumaresq St BRIGHTON EAST 3187	$1,200,000	07/12/2024
2	1/3 Barilla Rd MOORABBIN 3189	$1,120,000	30/11/2024
3	2 Parkview Cr HAMPTON EAST 3188	$1,095,000	16/11/2024

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: 17/12/2024 09:43

2/2 Kinross Street, Hampton East Vic 3188



3 2 1

Rooms: 7
Property Type: Townhouse (Res)
Land Size: 198 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
17/12/2023 - 16/12/2024: $1,125,000

Comparable Properties



1a Dumaresq St BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,200,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments



1/3 Barilla Rd MOORABBIN 3189 (REI)

3 2 3

Price: $1,120,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)

Agent Comments



2 Parkview Cr HAMPTON EAST 3188 (REI)

2 1 2

Price: $1,095,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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