

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

5b Kendall Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,635,000 Property Type Townhouse Suburb Hampton

Period - From 06/08/2023 to 05/08/2024 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	109B Spring Rd HAMPTON EAST 3188	\$1,810,000	18/05/2024
2	5a Clyde St HIGHETT 3190	\$1,720,000	27/03/2024
3	104 Glencairn Av BRIGHTON EAST 3187	\$1,810,000	26/02/2024

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: 06/08/2024 21:58



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median Townhouse Price
06/08/2023 - 05/08/2024: \$1,635,000

Comparable Properties



109B Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

Price: \$1,810,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)
Land Size: 329 sqm approx



5a Clyde St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$1,720,000
Method: Private Sale
Date: 27/03/2024
Property Type: Townhouse (Single)
Land Size: 322 sqm approx



104 Glencairn Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,810,000
Method: Private Sale
Date: 26/02/2024
Property Type: House (Res)
Land Size: 331 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372