

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

5/30 NEPEAN AVENUE HAMPTON EAST VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Unit

Suburb

Hampton East

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

16/21 ROYDON STREET HAMPTON EAST VIC 3188	\$440,000	13-Sep-23
8/8 BRENTWOOD STREET BENTLEIGH VIC 3204	\$439,000	04-Nov-23
1/55 DALEY STREET BENTLEIGH VIC 3204	\$458,000	27-Nov-23

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 6 months.

This Statement of Information was prepared on: 24 February 2024


**16/21 ROYDON STREET HAMPTON
EAST VIC 3188**

Sold Price

\$440,000

Sold Date

13-Sep-23
 2

 1

 1

Distance

0.25km

**8/8 BRENTWOOD STREET
BENTLEIGH VIC 3204**

Sold Price

\$439,000

Sold Date

04-Nov-23
 2

 1

 1

Distance

1.31km

**1/55 DALEY STREET BENTLEIGH
VIC 3204**

Sold Price

\$458,000

Sold Date

27-Nov-23
 2

 1

 1

Distance

1.57km
RS = Recent sale

UN = Undisclosed Sale

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