

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran
Gilbert**

castrangilbert.com.au

Property offered for sale

Address 306 / 336 - 338 SOUTH ROAD, HAMPTON EAST VIC 3188

Indicative selling price

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

Single Price: \$565,000

Median sale price

Median price \$690,000 Property type Unit Suburb HAMPTON EAST VIC 3188

Period - From 11/03/2020 to 11/03/2021 Source www.realestate.com.au

Comparable property sales

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. 10/12 Gleniffer Avenue, Brighton East Vic 3187	\$565,000	21/01/2021
2. 1/17 Keiller Street, Hampton East Vic 3188	\$593,500	17/11/2020
3. 10/3 Faulkner Street, Bentleigh Vic 3204	\$605,000	10/02/2021

This Statement of Information was prepared on: 18/03/2021