## 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	

#### Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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### Median sale price

Median price	\$971,500	Pro	perty Type	Init		Suburb	Hampton
Period - From	01/01/2023	to	31/12/2023	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/140 Bay Rd SANDRINGHAM 3191	\$1,400,000	14/12/2023
2	1/95 Thomas St HAMPTON 3188	\$1,372,000	26/08/2023
3	2/72 Grange Rd SANDRINGHAM 3191	\$1,350,000	10/10/2023

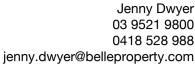
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/02/2024 14:28
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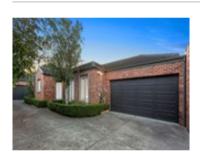


**Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median Unit Price** Year ending December 2023: \$971,500





# Comparable Properties



2/140 Bay Rd SANDRINGHAM 3191 (REI/VG)

Price: \$1,400,000 Method: Private Sale Date: 14/12/2023 Property Type: Unit



1/95 Thomas St HAMPTON 3188 (REI/VG)

Price: \$1,372,000 Method: Auction Sale Date: 26/08/2023

Property Type: Townhouse (Res)

Agent Comments

**Agent Comments** 



2/72 Grange Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

Price: \$1,350,000 Method: Private Sale Date: 10/10/2023

Property Type: Townhouse (Res)

**Account** - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



