## 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

1/8 David Street, Hampton Vic 3188

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,525,000		&		\$1,625,000					
Median sale p	rice									
Median price	\$1,605,000	Pro	operty Type	Tow	nhouse		Suburb	Hampton		
Period - From	24/01/2023	to	23/01/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4b Kerferd St HAMPTON 3188	\$1,530,000	02/12/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

24/01/2024 13:12









**Property Type:** Townhouse Agent Comments

Jenny Dwyer 03 9521 9800 0418 528 988 jenny.dwyer@belleproperty.com

Indicative Selling Price \$1,525,000 - \$1,625,000 Median Townhouse Price 24/01/2023 - 23/01/2024: \$1,605,000

# Comparable Properties



4b Kerferd St HAMPTON 3188 (REI)



Price: \$1,530,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Agent Comments

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.

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.