## 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 Favril Street, Hampton Vic 3188

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,800,000		&		\$2,950,000			
Median sale price								
Median price	\$2,541,500	Pro	Property Type Hou		se		Suburb	Hampton
Period - From	01/01/2024	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	61 Littlewood St HAMPTON 3188	\$2,952,000	23/03/2024
2	24 Imbros St HAMPTON 3188	\$2,950,000	29/04/2024
3	4 Retreat Rd HAMPTON 3188	\$2,860,000	23/03/2024

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:

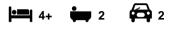
30/04/2024 13:38



1 Favril Street, Hampton Vic 3188







Property Type: House Land Size: 604 approx sqm approx Agent Comments

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

**Indicative Selling Price** \$2,800,000 - \$2,950,000 **Median House Price** March quarter 2024: \$2,541,500

# **Comparable Properties**

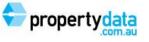
61 Littlewood St HAMPTON 3188 (REI) 5  3  2 Price: \$2,952,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 627 sqm approx	Agent Comments
24 Imbros St HAMPTON 3188 (REI) 4 2 2 2 Price: \$2,950,000 Method: Private Sale Date: 29/04/2024 Property Type: House	Agent Comments
4 Retreat Rd HAMPTON 3188 (REI) 4 2 2 2 Price: \$2,860,000 Method: Auction Sale	Agent Comments



Date: 23/03/2024 Property Type: House (Res) Land Size: 607 sqm approx

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.