

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

12/269 Hampton Street, Hampton Vic 3188

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$822,750 Property Type Unit Suburb Hampton

Period - From 01/09/2022 to 31/08/2023 Source 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	Price	Date of sale
1	21/56 Beach Rd HAMPTON 3188	\$705,000	27/07/2023
2	5/4 Small St HAMPTON 3188	\$690,000	09/08/2023
3			

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: 01/09/2023 13:55

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

01/09/2022 - 31/08/2023: \$822,750



2 2 2

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



21/56 Beach Rd HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$705,000

Method: Private Sale

Date: 27/07/2023

Property Type: Apartment



5/4 Small St HAMPTON 3188 (REI)

Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 09/08/2023

Property Type: Apartment

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