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

19 Swyer Street, Hampton Vic 3188

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|-------|--------|---------|
| Range betweer | \$1,430,000 | | & | | \$1,500,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$1,635,000 | Pro | operty Type | Том | nhouse/ | | Suburb | Hampton |
| Period - From | 24/04/2023 | to | 23/04/2024 | | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1 | 16a Keith St HAMPTON EAST 3188 | \$1,572,500 | 20/03/2024 |
| 2 | 1/8 David St HAMPTON 3188 | \$1,541,000 | 14/03/2024 |
| 3 | 7b Peterson St HIGHETT 3190 | \$1,530,000 | 02/03/2024 |

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:

24/04/2024 14:33









Rooms: 7 Property Type: House Agent Comments Mandy Engelhardt 03 9521 9800 0439 483 024 mandy.engelhardt@belleproperty.com

> Indicative Selling Price \$1,430,000 - \$1,500,000 Median Townhouse Price 24/04/2023 - 23/04/2024: \$1,635,000

Comparable Properties



16a Keith St HAMPTON EAST 3188 (REI)

2 2



Price: \$1,572,500 Method: Sold Before Auction Date: 20/03/2024 Property Type: Townhouse (Res)



1/8 David St HAMPTON 3188 (REI)



Price: \$1,541,000 Method: Private Sale Date: 14/03/2024 Property Type: Townhouse (Single)

7b Peterson St HIGHETT 3190 (REI)



Agent Comments

Agent Comments

Agent Comments

Price: \$1,530,000 Method: Auction Sale Date: 02/03/2024 Property Type: Townhouse (Res)

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





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