

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 consumer.vic.gov.au/underquoting

Range between \$1,430,000 & \$1,500,000

Median sale price

Median price \$1,635,000 Property Type Townhouse Suburb Hampton

Period - From 24/04/2023 to 23/04/2024 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	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

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



3/4 2.5 2

Rooms: 7

Property Type: House

Agent Comments

Comparable Properties



16a Keith St HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

Price: \$1,572,500

Method: Sold Before Auction

Date: 20/03/2024

Property Type: Townhouse (Res)



1/8 David St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$1,541,000

Method: Private Sale

Date: 14/03/2024

Property Type: Townhouse (Single)



7b Peterson St HIGHETT 3190 (REI)

Agent Comments

3 2 2

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