

# 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

3/520 Hampton Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$670,000

&

\$710,000

### Median sale price

Median price

\$862,500

Property Type

Unit

Suburb

Hampton

Period - From

05/03/2023

to

04/03/2024

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	20/86-88 Beach Rd SANDRINGHAM 3191	\$719,000	24/01/2024
2	2/9-11 Arthur St SANDRINGHAM 3191	\$690,000	24/02/2024
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:

05/03/2024 09:04

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**Indicative Selling Price**

\$670,000 - \$710,000

**Median Unit Price**

05/03/2023 - 04/03/2024: \$862,500



2   1   1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

Undecover carpark

## Comparable Properties



**20/86-88 Beach Rd SANDRINGHAM 3191 (REI)**   Agent Comments

2   2   1

**Price:** \$719,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Apartment



**2/9-11 Arthur St SANDRINGHAM 3191 (REI)**   Agent Comments

2   1   1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 24/02/2024

**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