Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	39a Beach Road, Hampton Vic 3188
Including suburb and	, , , , , , , , , , , , , , , , , , ,
postcode	39a Beach Road, Hampton Vic 3188
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Indicative selling price

Property offered for sale

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Range between	\$2,850,000	&	\$3,000,000

Median sale price

Median price	\$2,420,000	Pro	perty Type	House		Suburb	Hampton
Period - From	08/04/2023	to	07/04/2024		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 sixmonths 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	42a Beach Rd HAMPTON 3188	\$3,650,000	06/11/2023
2			
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:	08/04/2024 14:24

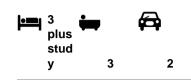




Amanda Thomson 03 9598 1111 0418 266 326 AThomson@hodges.com.au

Indicative Selling Price \$2,850,000 - \$3,000,000 Median House Price

08/04/2023 - 07/04/2024: \$2,420,000





Property Type: House **Land Size:** 327 sqm approx

Agent Comments

Boasting a waterfront position with panoramic bay views, a short walk from Hampton's lively dining culture and transport, this luxurious 3/4BR, 3 bath residence offers idyllic indoor and outdoor spaces, including an exclusive rooftop, huge living areas and basement garage for 2.

Agent Comments



Comparable Properties



42a Beach Rd HAMPTON 3188 (REI/VG)

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Price: \$3,650,000 **Method:** Private Sale **Date:** 06/11/2023

Property Type: Townhouse (Single) **Land Size:** 325 sqm approx

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 - Hodges | P: 03 9598 1111 | F: 03 9598 5598



