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

4 Retreat Road, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$2,700,000		&		\$2,850,000				
Median sale price									
Median price	\$2,470,000	Pro	operty Type	Hou	se		Suburb	Hampton	
Period - From	01/10/2023	to	31/12/2023		So	urce	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	16 Myrtle Rd HAMPTON 3188	\$2,825,000	30/08/2023
2	21 Myrtle Rd HAMPTON 3188	\$2,700,000	29/08/2023
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:

22/02/2024 10:21









Property Type: House (Res) **Land Size:** 607 sqm approx Agent Comments Jenny Dwyer 03 9521 9800 0418 528 988 jenny.dwyer@belleproperty.com

Indicative Selling Price \$2,700,000 - \$2,850,000 Median House Price December quarter 2023: \$2,470,000

Comparable Properties

16 Myrtle Rd HAMPTON 3188 (REI/VG) 4 2 2 2 Price: \$2,825,000 Method: Sold Before Auction Date: 30/08/2023 Property Type: House Land Size: 702 sqm approx	Agent Comments
21 Myrtle Rd HAMPTON 3188 (REI/VG) 4 3 0 1 Price: \$2,700,000 Method: Private Sale Date: 29/08/2023 Property Type: House (Res) Land Size: 520 sqm approx	Agent Comments

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

propertydata



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