

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

46 David Street, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000 & \$2,350,000

Median sale price

Median price \$2,310,000 Property Type House Suburb Hampton

Period - From 04/10/2022 to 03/10/2023 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	36 Retreat Rd HAMPTON 3188	\$2,300,000	24/07/2023
2	53 Vincent St SANDRINGHAM 3191	\$2,270,000	27/05/2023
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: 04/10/2023 14:37

Jenny Dwyer
03 9521 9800
0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$2,200,000 - \$2,350,000

Median House Price

04/10/2022 - 03/10/2023: \$2,310,000



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



36 Retreat Rd HAMPTON 3188 (VG)

Agent Comments

 4  -  -

Price: \$2,300,000

Method: Sale

Date: 24/07/2023

Property Type: House (Res)

Land Size: 650 sqm approx



53 Vincent St SANDRINGHAM 3191 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,270,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

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