# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$2,820,000

# Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$2,700,000	&	\$2,850,000
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#### Median sale price

Median price	\$2,180,000	Pro	perty Type	House		Suburb	Sandringham
Period - From	01/10/2023	to	31/12/2023		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	2 Backhaus St HAMPTON 3188	\$2,961,000	15/12/2023
2	16 Myrtle Rd HAMPTON 3188	\$2,825,000	30/08/2023

#### OR

3

1 Hayward Gr HAMPTON 3188

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:	06/02/2024 16:16



27/10/2023



Mandy Engelhardt 03 9521 9800 0439 483 024 mandy.engelhardt@belleproperty.com

> Indicative Selling Price \$2,700,000 - \$2,850,000 Median House Price December quarter 2023: \$2,180,000



Rooms: 6

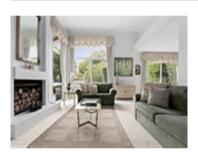
Property Type: House (Previously

Occupied - Detached) **Land Size:** 759 sqm approx

**Agent Comments** 

Pool

# Comparable Properties



2 Backhaus St HAMPTON 3188 (REI)

4





Price: \$2,961,000

Method: Sold Before Auction

Date: 15/12/2023

**Property Type:** House (Res) **Land Size:** 666 sqm approx

**Agent Comments** 



16 Myrtle Rd HAMPTON 3188 (REI/VG)

4





Price: \$2,825,000

Method: Sold Before Auction

Date: 30/08/2023 Property Type: House Land Size: 702 sqm approx **Agent Comments** 



1 Hayward Gr HAMPTON 3188 (REI/VG)

**-**





**A** 3

Price: \$2,820,000 Method: Private Sale Date: 27/10/2023 Property Type: House Land Size: 612 sqm approx Agent Comments

**Account** - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



