

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

65 Bridge Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,980,000 & \$2,175,000

Median sale price

Median price \$2,470,000 Property Type House Suburb Hampton

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	35 Sandringham Rd SANDRINGHAM 3191	\$2,110,000	24/02/2024
2	40 Vincent St SANDRINGHAM 3191	\$2,100,000	13/11/2023
3	3 Gillies St HAMPTON 3188	\$2,050,000	24/02/2024

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:

10/04/2024 11:16



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 428 sqm approx

[Agent Comments](#)

Comparable Properties



35 Sandringham Rd SANDRINGHAM 3191 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,110,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



40 Vincent St SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$2,100,000

Method: Private Sale

Date: 13/11/2023

Property Type: House

Land Size: 474 sqm approx



3 Gillies St HAMPTON 3188 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,050,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)