Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 74 Littlewood Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$3,550,000		&		\$3,750,000			
Median sale p	rice							
Median price	\$2,464,000	Pro	operty Type	Hou	ise		Suburb	Hampton
Period - From	01/07/2023	to	30/09/2023		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	17 Retreat Rd HAMPTON 3188	\$3,840,000	14/10/2023
2	29 Avondale St HAMPTON 3188	\$3,650,000	03/07/2023
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:

14/11/2023 13:22









Property Type: House Land Size: 627 approx sqm approx Agent Comments

Jenny Dwyer 03 9521 9800 0418 528 988 jenny.dwyer@belleproperty.com

Indicative Selling Price \$3,550,000 - \$3,750,000 **Median House Price** September quarter 2023: \$2,464,000

Comparable Properties



2 2 Price: \$3,840,000 Method: Auction Sale

Agent Comments

29 Avondale St HAMPTON 3188 (REI/VG)

2

2

Agent Comments



Price: \$3,650,000 Method: Private Sale Date: 03/07/2023 Property Type: House Land Size: 720 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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

property

4



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