## 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 57 David Street, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betwee	\$1,900,000		&		\$2,000,000			
Median sale p	rice							
Median price	\$2,297,500	Pro	operty Type	Hous	se		Suburb	Hampton
Period - From	01/07/2024	to	30/09/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	10b Poole Av HAMPTON 3188	\$1,960,000	18/09/2024
2	8a Barnett St HAMPTON 3188	\$1,952,000	10/08/2024
3	70b Highett Rd HAMPTON 3188	\$1,980,000	24/06/2024

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:

16/10/2024 11:52









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

Indicative Selling Price \$1,900,000 - \$2,000,000 Median House Price September quarter 2024: \$2,297,500

# **Comparable Properties**

10b Poole Av HAMPTON 3188 (REI)



Price: \$1,960,000 Method: Sold Before Auction Date: 18/09/2024 Property Type: Townhouse (Res) Agent Comments

Agent Comments



8a Barnett St HAMPTON 3188 (REI)



Price: \$1,952,000 Method: Auction Sale Date: 10/08/2024 Property Type: Townhouse (Res)

70b Highett Rd HAMPTON 3188 (REI/VG)



Agent Comments

Price: \$1,980,000 Method: Private Sale Date: 24/06/2024 Property Type: Townhouse (Single) Land Size: 324 sqm approx

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





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