

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 57 David Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$2,297,500 Property Type House Suburb Hampton

Period - From 01/07/2024 to 30/09/2024 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	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

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Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

September quarter 2024: \$2,297,500



4 3.5 2

Property Type: House (Res)

Agent Comments

Comparable Properties

10b Poole Av HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$1,960,000

Method: Sold Before Auction

Date: 18/09/2024

Property Type: Townhouse (Res)



8a Barnett St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,952,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Townhouse (Res)



70b Highett Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 3 3

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