# 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

100 Linacre Road, Hampton Vic 3188

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,670,000		&		\$1,770,0	00		
Median sale price								
Median price	\$2,320,000	Pro	Property Type Ho		louse		Suburb	Hampton
Period - From	01/10/2022	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	119 Linacre Rd HAMPTON 3188	\$2,010,000	18/11/2023
2	137 Linacre Rd HAMPTON 3188	\$1,725,000	14/08/2023
3			

OR

**B**<sup>\*</sup> 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:

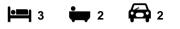
01/12/2023 14:54





Jenny Dwyer





Property Type: House Land Size: 580 sqm approx Agent Comments 03 9521 9800 0418 528 988 jenny.dwyer@belleproperty.com

Indicative Selling Price \$1,670,000 - \$1,770,000 Median House Price Year ending September 2023: \$2,320,000

# **Comparable Properties**

	119 Linacre Rd HAMPTON 3188 (REI) 4 2 2 2 Price: \$2,010,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 473 sqm approx	Agent Comments
Sold	137 Linacre Rd HAMPTON 3188 (VG)   Image: 137 Linacre Rd H	Agent Comments

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

propertydata



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