

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

4b Kerferd Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,582,500

Property Type Townhouse

Suburb Hampton

Period - From 06/11/2022

to

05/11/2023

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	21 Gillies St HAMPTON 3188	\$1,437,000	20/05/2023
2	87 Grange Rd SANDRINGHAM 3191	\$1,400,000	05/09/2023
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:

06/11/2023 15:47

Jenny Dwyer

03 9521 9800

0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

06/11/2022 - 05/11/2023: \$1,582,500



3 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



21 Gillies St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 2

Price: \$1,437,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 300 sqm approx



87 Grange Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 05/09/2023

Property Type: House

Land Size: 293 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