Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	76 Willis Street, Hampton Vic 3188
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$2,600,000 \$2,700,000 &

Median sale price

Median price	\$2,270,000	Pro	perty Type	House		Suburb	Hampton
Period - From	01/01/2022	to	31/12/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	18 Raynes Park Rd HAMPTON 3188	\$2,650,000	03/12/2022
2			
3			

OR

В* 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:	31/01/2023 10:31







Indicative Selling Price \$2,600,000 - \$2,700,000 **Median House Price**

Year ending December 2022: \$2,270,000



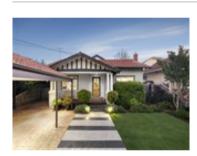




Property Type: House (Res) Land Size: 600 approx sqm

Agent Comments

Comparable Properties



18 Raynes Park Rd HAMPTON 3188 (REI)

Price: \$2,650,000 Method: Private Sale Date: 03/12/2022

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Property Type: House (Res) Land Size: 797 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





Agent Comments