

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 4 Villeroy Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,440,000 Property Type House Suburb Hampton

Period - From 01/04/2023 to 31/03/2024 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	6 Heathfield Rd BRIGHTON EAST 3187	\$3,200,000	12/03/2024
2	58 Service St HAMPTON 3188	\$3,200,000	25/11/2023
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: 17/04/2024 11:01



 5  3  2

Property Type: House
Land Size: 628 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending March 2024: \$2,440,000

Comparable Properties



6 Heathfield Rd BRIGHTON EAST 3187 (REI) **Agent Comments**

 4  2  3

Price: \$3,200,000
Method: Sold Before Auction
Date: 12/03/2024
Property Type: House (Res)
Land Size: 760 sqm approx



58 Service St HAMPTON 3188 (REI/VG) **Agent Comments**

 3  2  2

Price: \$3,200,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 623 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.

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