## 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

9 Villeroy Street, Hampton Vic 3188

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$3,000,000		&		\$3,300,000				
Median sale price									
Median price	\$2,550,000	Pro	Property Type		House		Suburb	Hampton	
Period - From	01/04/2024	to	30/06/2024		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	24 Villeroy St HAMPTON 3188	\$3,250,000	11/05/2024
2	6 Heathfield Rd BRIGHTON EAST 3187	\$3,200,000	12/03/2024
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:

21/08/2024 15:58









**Property Type:** House Agent Comments

Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price June quarter 2024: \$2,550,000

# **Comparable Properties**

24 Villeroy St HAMPTON 3188 (REI/VG) 24 Villeroy St HAMPTON 3188 (REI/VG) 24 Villeroy St HAMPTON 3188 (REI/VG) 2 Price: \$3,250,000 Method: Auction Sale Date: 11/05/2024 Property Type: House (Res) Land Size: 604 sqm approx	Agent Comments
6 Heathfield Rd BRIGHTON EAST 3187 (REI/VG) 4 2 3 Price: \$3,200,000 Method: Sold Before Auction Date: 12/03/2024 Property Type: House (Res) Land Size: 760 sqm approx	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 - Hodges | P: 03 9598 1111 | F: 03 9598 5598

propertydata



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