# 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

13 The Avenue, Hampton Vic 3188

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ween \$3,300,000		&		\$3,500,000					
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	22 Margarita St HAMPTON 3188	\$3,600,000	15/09/2024
2	9 Villeroy St HAMPTON 3188	\$3,355,000	14/09/2024
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:

24/09/2024 17:40









Property Type: House Land Size: 665 sqm approx Agent Comments Jenny Dwyer 03 9521 9800 0418 528 988 jenny.dwyer@belleproperty.com

> Indicative Selling Price \$3,300,000 - \$3,500,000 Median House Price June quarter 2024: \$2,550,000

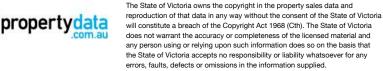
# **Comparable Properties**

22 Margarita St HAMPTON 3188 (REI) 1 4 1 2 2 2 2	Agent Comments 665 sqm		
Price: \$3,600,000 Method: Date: 15/09/2024 Property Type: House			
9 Villeroy St HAMPTON 3188 (REI)	Agent Comments		
Price: \$3,355,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 716 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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.