

# 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 98 Linacre Road, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,350,000

### Median sale price

Median price \$2,210,000 Property Type House Suburb Hampton

Period - From 01/07/2022 to 30/06/2023 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	28 Littlewood St HAMPTON 3188	\$2,320,000	12/04/2023
2	4 Nicol St HAMPTON 3188	\$2,320,000	18/05/2023
3	54 Littlewood St HAMPTON 3188	\$2,250,000	08/07/2023

**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.~~

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Jenny Dwyer  
03 9521 9800  
0418 528 988

jenny.dwyer@belleproperty.com

**Indicative Selling Price**

\$2,200,000 - \$2,350,000

**Median House Price**

Year ending June 2023: \$2,210,000



3+ 2 2

**Property Type:** House

**Land Size:** 760 approx sqm  
approx

Agent Comments

## Comparable Properties



**28 Littlewood St HAMPTON 3188 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$2,320,000

**Method:** Private Sale

**Date:** 12/04/2023

**Property Type:** House

**Land Size:** 697 sqm approx



**4 Nicol St HAMPTON 3188 (REI)**

Agent Comments

4 2 2

**Price:** \$2,320,000

**Method:** Sold Before Auction

**Date:** 18/05/2023

**Property Type:** House (Res)



**54 Littlewood St HAMPTON 3188 (REI)**

Agent Comments

3 1 2

**Price:** \$2,250,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** House (Res)

**Land Size:** 627 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840