

# 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

74 Littlewood Street, 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 \$3,400,000

&

\$3,600,000

### Median sale price

Median price \$2,464,000

Property Type House

Suburb Hampton

Period - From 01/07/2023

to

30/09/2023

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	32 Orlando St HAMPTON 3188	\$3,640,000	25/08/2023
2	29 Avondale St HAMPTON 3188	\$3,650,000	03/07/2023
3	136 Thomas St HAMPTON 3188	\$3,500,000	11/08/2023

**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.~~

This Statement of Information was prepared on:

06/12/2023 18:17

74 Littlewood Street, Hampton Vic 3188

Jenny Dwyer

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**Indicative Selling Price**

\$3,400,000 - \$3,600,000

**Median House Price**

September quarter 2023: \$2,464,000



5 2 2

**Property Type:** House

**Land Size:** 627 sqm approx

**Agent Comments**

## Comparable Properties

**32 Orlando St HAMPTON 3188 (REI)**

**Agent Comments**

4 3 3

**Price:** \$3,640,000

**Method:**

**Date:** 25/08/2023

**Property Type:** House

**29 Avondale St HAMPTON 3188 (REI)**

**Agent Comments**

4 2 2

**Price:** \$3,650,000

**Method:**

**Date:** 03/07/2023

**Property Type:** House



**136 Thomas St HAMPTON 3188 (REI)**

**Agent Comments**

4 3 2

**Price:** \$3,500,000

**Method:** Private Sale

**Date:** 11/08/2023

**Property Type:** House (Res)

**Land Size:** 631 sqm approx

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