

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

2 The Avenue, Hampton Vic 3188

Indicative selling price

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

Range between \$3,350,000

&

\$3,550,000

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	136 Thomas St HAMPTON 3188	\$3,500,000	11/08/2023
2	35 Earlsfield Rd HAMPTON 3188	\$3,360,000	21/03/2023
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:

22/08/2023 11:23

Jenny Dwyer
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Indicative Selling Price

\$3,350,000 - \$3,550,000

Median House Price

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



 4  2  2

Property Type: House (Res)

Land Size: 686 approx sqm
approx

Agent Comments

Comparable Properties



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



35 Earlsfield Rd HAMPTON 3188 (VG)

Agent Comments

 3  -  -

Price: \$3,360,000

Method: Sale

Date: 21/03/2023

Property Type: House (Res)

Land Size: 663 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