

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

4 Retreat Road, Hampton Vic 3188

Indicative selling price

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

Range between \$2,700,000

&

\$2,850,000

Median sale price

Median price \$2,470,000

Property Type House

Suburb Hampton

Period - From 01/10/2023

to 31/12/2023

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	16 Myrtle Rd HAMPTON 3188	\$2,825,000	30/08/2023
2	21 Myrtle Rd HAMPTON 3188	\$2,700,000	29/08/2023
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:

22/02/2024 10:21

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Indicative Selling Price

\$2,700,000 - \$2,850,000

Median House Price

December quarter 2023: \$2,470,000



4 2.5

Property Type: House (Res)

Land Size: 607 sqm approx

Agent Comments

Comparable Properties



16 Myrtle Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$2,825,000

Method: Sold Before Auction

Date: 30/08/2023

Property Type: House

Land Size: 702 sqm approx



21 Myrtle Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 3 1

Price: \$2,700,000

Method: Private Sale

Date: 29/08/2023

Property Type: House (Res)

Land Size: 520 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