## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Service Street, Hampton Vic 3188
56

#### Indicative selling price

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

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

#### Median sale price

Median price	\$2,455,000	Pro	perty Type	House		Suburb	Hampton
Period - From	13/08/2023	to	12/08/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	108 Willis St HAMPTON 3188	\$2,310,000	08/08/2024
2	176 Thomas St HAMPTON 3188	\$2,022,000	03/08/2024
3	65 Bridge St HAMPTON 3188	\$2,080,000	03/06/2024

#### 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:	13/08/2024 09:59







**Indicative Selling Price** \$2,000,000 - \$2,200,000 **Median House Price** 13/08/2023 - 12/08/2024: \$2,455,000



Property Type: House Land Size: 470 approx. sqm

**Agent Comments** 

# Comparable Properties



108 Willis St HAMPTON 3188 (REI)





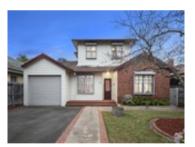
Price: \$2,310,000

Method: Sold Before Auction

Date: 08/08/2024

Property Type: House (Res)

**Agent Comments** 



176 Thomas St HAMPTON 3188 (REI)





Price: \$2,022,000 Method: Auction Sale Date: 03/08/2024

Property Type: House (Res) Land Size: 605 sqm approx

Agent Comments



65 Bridge St HAMPTON 3188 (REI)





Price: \$2.080.000 Method: Private Sale Date: 03/06/2024

Property Type: House (Res)

Agent Comments

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



