

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

71 Service Street, Hampton Vic 3188

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

Property 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.

	Address 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

Jenny Dwyer
03 9521 9800
0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

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

Median House Price

13/08/2023 - 12/08/2024: \$2,455,000



3 2 2

Property Type: House

Land Size: 470 approx. sqm
approx

Agent Comments

Comparable Properties



108 Willis St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,310,000

Method: Sold Before Auction

Date: 08/08/2024

Property Type: House (Res)



176 Thomas St HAMPTON 3188 (REI)

Agent Comments

5 2 3

Price: \$2,022,000

Method: Auction Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 605 sqm approx



65 Bridge St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,080,000

Method: Private Sale

Date: 03/06/2024

Property Type: House (Res)

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