

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

28 Bridge Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,475,000 Property Type House Suburb Hampton

Period - From 12/09/2023 to 11/09/2024 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	103 Beach Rd SANDRINGHAM 3191	\$2,610,000	31/08/2024
2	25 Sandringham Rd SANDRINGHAM 3191	\$2,675,000	11/05/2024
3	40 Orlando St HAMPTON 3188	\$2,725,000	24/04/2024

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:

12/09/2024 14:52



Property Type: House (Previously Occupied - Detached)

Land Size: 483 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

12/09/2023 - 11/09/2024: \$2,475,000

Comparable Properties



103 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$2,610,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 432 sqm approx



25 Sandringham Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$2,675,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 489 sqm approx



40 Orlando St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,725,000

Method: Private Sale

Date: 24/04/2024

Property Type: House

Land Size: 472 sqm approx

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