

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

39a Beach Road, Hampton Vic 3188

Indicative selling price

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

Range between \$2,850,000 & \$3,000,000

Median sale price

Median price \$2,420,000 Property Type House Suburb Hampton

Period - From 08/04/2023 to 07/04/2024 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	42a Beach Rd HAMPTON 3188	\$3,650,000	06/11/2023
2			
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:

08/04/2024 14:24

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Indicative Selling Price

\$2,850,000 - \$3,000,000

Median House Price

08/04/2023 - 07/04/2024: \$2,420,000

Rooms: 6

Property Type: House

Land Size: 327 sqm approx

Agent Comments

Boasting a waterfront position with panoramic bay views, a short walk from Hampton's lively dining culture and transport, this luxurious 3/4BR, 3 bath residence offers idyllic indoor and outdoor spaces, including an exclusive rooftop, huge living areas and basement garage for 2.

Comparable Properties



42a Beach Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$3,650,000

Method: Private Sale

Date: 06/11/2023

Property Type: Townhouse (Single)

Land Size: 325 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.

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