

# 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

17 Retreat Road, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,550,000

&

\$3,750,000

### Median sale price

Median price \$2,210,000

Property Type House

Suburb Hampton

Period - From 01/07/2022

to 30/06/2023

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	29 Avondale St HAMPTON 3188	\$3,650,000	03/07/2023
2	32 Orlando St HAMPTON 3188	\$3,640,000	25/08/2023
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:

19/09/2023 16:14

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**Indicative Selling Price**

\$3,550,000 - \$3,750,000

**Median House Price**

Year ending June 2023: \$2,210,000



5 2.5 2

**Property Type:** House

**Land Size:** 604 approx sqm  
approx

Agent Comments

## Comparable Properties



**29 Avondale St HAMPTON 3188 (REI)**

Agent Comments

4 2 2

**Price:** \$3,650,000

**Method:** Private Sale

**Date:** 03/07/2023

**Property Type:** House



**32 Orlando St HAMPTON 3188 (REI)**

Agent Comments

4 3 3

**Price:** \$3,640,000

**Method:** Sold Before Auction

**Date:** 25/08/2023

**Property Type:** House (Res)

**Land Size:** 420 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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