## 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								
Range betweer	en \$3,550,000		&		\$3,750,000			
Median sale price								
Median price	\$2,210,000	Pro	Property Type		House		Suburb	Hampton
Period - From	01/07/2022	to	30/06/2023		So	urce	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 sixmonths 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	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**<sup>\*</sup> 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



17 Retreat Road, Hampton Vic 3188







Property Type: House Land Size: 604 approx sqm approx Agent Comments Jenny Dwyer 03 9521 9800 0418 528 988 jenny.dwyer@belleproperty.com

Indicative Selling Price \$3,550,000 - \$3,750,000 Median House Price Year ending June 2023: \$2,210,000

# **Comparable Properties**

29 Avondale St HAMPTON 3188 (REI) 4 2 2 2 Price: \$3,650,000 Method: Private Sale Date: 03/07/2023 Property Type: House	Agent Comments
32 Orlando St HAMPTON 3188 (REI) 4  3  3  3 Price: \$3,640,000 Method: Sold Before Auction Date: 25/08/2023 Property Type: House (Res) Land Size: 420 sqm approx	Agent Comments

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.

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

propertydata



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