

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

1/62 Beach Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,640,000 Property Type Townhouse Suburb Hampton

Period - From 08/07/2023 to 07/07/2024 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	46 Gipsy Way SANDRINGHAM 3191	\$1,435,000	26/06/2024
2	1/12b Austin Rd HAMPTON 3188	\$1,370,000	08/06/2024
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: 08/07/2024 11:24

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

08/07/2023 - 07/07/2024: \$1,640,000



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



46 Gipsy Way SANDRINGHAM 3191 (REI)

Agent Comments

2 2 2

Price: \$1,435,000

Method: Private Sale

Date: 26/06/2024

Property Type: Townhouse (Single)



1/12b Austin Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,370,000

Method: Auction Sale

Date: 08/06/2024

Property Type: House (Res)

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