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

33 Margarita Street, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$3,400,000		&		\$3,600,000				
Median sale price									
Median price	\$2,475,000	Pro	Property Type		House		Suburb	Hampton	
Period - From	01/04/2024	to	31/03/2025		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	23 Margarita St HAMPTON 3188	\$3,705,000	24/05/2025
2	28 Alicia St HAMPTON 3188	\$3,375,000	24/02/2025
3	12 Canberra Gr BRIGHTON EAST 3187	\$3,600,000	15/01/2025

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:

27/05/2025 11:26









Property Type: House Land Size: 763 sqm approx Agent Comments Jenny Dwyer 03 9521 9800 0418 528 988 jenny.dwyer@belleproperty.com

Indicative Selling Price \$3,400,000 - \$3,600,000 Median House Price Year ending March 2025: \$2,475,000

Comparable Properties

23 Margarita St HAMPTON 3188 (REI) 4 3 2 Price: \$3,705,000 Method: Auction Sale Date: 24/05/2025 Property Type: House (Res) Land Size: 765 sqm approx	Agent Comments
28 Alicia St HAMPTON 3188 (REI/VG) 4 3 2 Price: \$3,375,000 Method: Private Sale Date: 24/02/2025 Property Type: House Land Size: 801 sqm approx	Agent Comments
12 Canberra Gr BRIGHTON EAST 3187 (REI/VG) 4 3 2 Price: \$3,600,000 Method: Private Sale Date: 15/01/2025 Property Type: House Land Size: 605 sqm approx	Agent Comments

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



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