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

39 Myrtle Road, Hampton Vic 3188

Indicative selling price

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

Range between | $3,500,000 | & | $3,850,000

Median sale price

| Median price | $2,300,000 | Property Type | House | Suburb | Hampton |

| Period - From | 23/10/2022 | to | 22/10/2023 | 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
1 139 Thomas St HAMPTON 3188	$3,700,000	18/09/2023
2 17 Retreat Rd HAMPTON 3188	$3,840,000	14/10/2023
3 29 Avondale St HAMPTON 3188	$3,650,000	03/07/2023

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: 23/10/2023 10:25

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🛏 4　🛁 3　🚗 3

Property Type: House
Land Size: 775 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000 - $3,850,000
Median House Price
23/10/2022 - 22/10/2023: $2,300,000

Comparable Properties

139 Thomas St HAMPTON 3188 (REI)

🛏 5　🛁 3　🚗 2

Price: $3,700,000
Method:
Date: 18/09/2023
Property Type: House

Agent Comments

17 Retreat Rd HAMPTON 3188 (REI)

🛏 5　🛁 2　🚗 2

Price: $3,840,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

29 Avondale St HAMPTON 3188 (REI/VG)

🛏 4　🛁 2　🚗 2

Price: $3,650,000
Method: Private Sale
Date: 03/07/2023
Property Type: House
Land Size: 720 sqm approx

Agent Comments

Account - Kay & Burton　|　P: 03 9592 6522　|　F: 03 9592 6566