

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

1a Bronte Court, Hampton Vic 3188

Indicative selling price

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

Range between \$1,500,000 & \$1,550,000

Median sale price

Median price \$2,472,000 Property Type House Suburb Hampton

Period - From 20/05/2023 to 19/05/2024 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	25 Imbros St HAMPTON 3188	\$1,600,000	16/02/2024
2	1/64 Sargood St HAMPTON 3188	\$1,550,000	16/03/2024
3	19 Swyer St HAMPTON 3188	\$1,522,500	15/05/2024

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: 20/05/2024 16:18



3
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Property Type: House

Indicative Selling Price

\$1,500,000 - \$1,550,000

Median House Price

20/05/2023 - 19/05/2024: \$2,472,000

Comparable Properties



25 Imbros St HAMPTON 3188 (REI/VG)

Agent Comments

3
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 2

Price: \$1,600,000

Method: Private Sale

Date: 16/02/2024

Property Type: House

Land Size: 307 sqm approx



1/64 Sargood St HAMPTON 3188 (REI)

Agent Comments

3
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 2

Price: \$1,550,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)



19 Swyer St HAMPTON 3188 (REI)

Agent Comments

4
 2
 2

Price: \$1,522,500

Method: Sold Before Auction

Date: 15/05/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200