# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,500,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$2,472,000	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	20/05/2023	to	19/05/2024		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.

Add	dress 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.

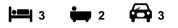
This Statement of Information was prepared on:

20/05/2024 16:18









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)

Price: \$1,600,000

Method: Private Sale Date: 16/02/2024 Property Type: House Land Size: 307 sqm approx

Agent Comments

Agent Comments



Price: \$1,550,000 Method: Auction Sale Date: 16/03/2024 Property Type: Townhouse (Res)

1/64 Sargood St HAMPTON 3188 (REI)



19 Swyer St HAMPTON 3188 (REI)

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Price: \$1,522,500 Method: Sold Before Auction Date: 15/05/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200



propertydata

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Agent Comments