

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 Bridge Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,637,500 Property Type Townhouse Suburb Hampton

Period - From 21/08/2023 to 20/08/2024 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	1/12b Austin Rd HAMPTON 3188	\$1,370,000	08/06/2024
2	2/27 Crisp St HAMPTON 3188	\$1,390,000	12/04/2024
3	1d Bridge St HAMPTON 3188	\$1,310,000	23/03/2024

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:

21/08/2024 15:02

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Townhouse Price

21/08/2023 - 20/08/2024: \$1,637,500



3 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



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)



2/27 Crisp St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,390,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: Unit

Land Size: 357 sqm approx



1d Bridge St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 1

Price: \$1,310,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)

Land Size: 245 sqm approx

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