Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 60 Littlewood Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$2,600,000		&		\$2,700,000			
Median sale p	rice							
Median price	\$2,500,000	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/07/2023	to	30/06/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	25 Sandringham Rd SANDRINGHAM 3191	\$2,675,000	11/05/2024
2	8 Teddington Rd HAMPTON 3188	\$2,760,000	05/05/2024
3	1 Bendigo St HAMPTON 3188	\$2,750,000	23/04/2024

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:

30/09/2024 16:54









Property Type: House Land Size: 627 sqm approx Agent Comments Jenny Dwyer 03 9521 9800 0418 528 988 jenny.dwyer@belleproperty.com

Indicative Selling Price \$2,600,000 - \$2,700,000 Median House Price Year ending June 2024: \$2,500,000

Comparable Properties







25 Sandringham Rd SANDRINGHAM 3191

Price: \$2,675,000 Method: Auction Sale Date: 11/05/2024 Property Type: House (Res) Land Size: 489 sqm approx



Agent Comments

Agent Comments



Price: \$2,760,000 Method: Sold After Auction Date: 05/05/2024 Property Type: House Land Size: 766 sqm approx

1 Bendigo St HAMPTON 3188 (REI/VG)



Agent Comments



Price: \$2,750,000 Method: Private Sale Date: 23/04/2024 Property Type: House (Res) Land Size: 654 sqm approx

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





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