

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

13 The Avenue, Hampton Vic 3188

Indicative selling price

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

Range between \$3,375,000 & \$3,475,000

Median sale price

Median price	\$2,530,000	Property Type	House	Suburb	Hampton
Period - From	24/10/2023	to	23/10/2024	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	22 Whyte St BRIGHTON 3186	\$3,450,000	14/09/2024
2			
3			

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:

24/10/2024 09:46

Jenny Dwyer
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Indicative Selling Price

\$3,375,000 - \$3,475,000

Median House Price

24/10/2023 - 23/10/2024: \$2,530,000



4 3 2

Property Type: House

Land Size: 665 sqm approx

[Agent Comments](#)

Comparable Properties



22 Whyte St BRIGHTON 3186 (REI)

[Agent Comments](#)

4 3 2

Price: \$3,450,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 402 sqm approx

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.

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