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	69 Littlewood Street, Hampton Vic 3188

Indicative selling price

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

Range between $2,400,000 & $2,500,000

Median sale price

Median price $2,550,000 Property Type House Suburb Hampton

Period - From 01/04/2024 to 30/06/2024 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	3 Teddington Rd HAMPTON 3188	$2,460,000	11/05/2024
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: 19/08/2024 10:55

69 Littlewood Street, Hampton Vic 3188

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4 1 1

Property Type: House
Land Size: 627 sqm approx

Indicative Selling Price
$2,400,000 - $2,500,000
Median House Price
June quarter 2024: $2,550,000

Agent Comments

Embrace the extraordinary potential afforded by this classic Californian Bungalow in largely original condition, complemented by a sizeable 627sqm allotment (approx) devoid of heritage or building restrictions.

Comparable Properties



3 Teddington Rd HAMPTON 3188 (REI/VG)

4 1 3

Price: $2,460,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 767 sqm approx

Agent Comments

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.

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