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: 3 Retreat Road, Hampton Vic 3188

## Indicative selling price

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

Range between $2,450,000 & $2,550,000

## Median sale price

Median price $2,507,500 Property Type House Suburb Hampton

Period - From 01/10/2024 to 31/12/2024 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 | 40 Teddington Rd HAMPTON 3188 | $2,520,000 | 19/10/2024 |
| 2 | 49 Bridge St HAMPTON 3188 | $2,530,000 | 10/08/2024 |
| 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: 05/02/2025 12:16

# 3 Retreat Road, Hampton Vic 3188

Jenny Dwyer
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4 2 2

**Property Type:** House
**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**
$2,450,000 - $2,550,000
**Median House Price**
December quarter 2024: $2,507,500

## Comparable Properties



**40 Teddington Rd HAMPTON 3188 (REI/VG)**

4 3 4

**Price:** $2,520,000
**Method:** Auction Sale
**Date:** 19/10/2024
**Property Type:** House (Res)
**Land Size:** 766 sqm approx

Agent Comments



**49 Bridge St HAMPTON 3188 (REI/VG)**

4 2 2

**Price:** $2,530,000
**Method:** Auction Sale
**Date:** 10/08/2024
**Property Type:** House (Res)
**Land Size:** 693 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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