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

102 Willis Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,675,000		&		\$1,775,0	00		
Median sale p	rice							
Median price	\$2,580,500	Pro	operty Type	Hou	se		Suburb	Hampton
Period - From	01/01/2021	to	31/03/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	35 Grange Rd SANDRINGHAM 3191	\$1,800,000	15/05/2021
2	13 Storey Av HAMPTON 3188	\$1,785,000	08/05/2021
3	71 Fewster Rd HAMPTON 3188	\$1,760,000	28/04/2021

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:

23/06/2021 13:21









Rooms: 5 Property Type: House (Res) Land Size: 375 sqm approx Agent Comments Mandy Engelhardt 03 9521 9800 0439 483 024 mandy.engelhardt@belleproperty.com

> Indicative Selling Price \$1,675,000 - \$1,775,000 Median House Price March quarter 2021: \$2,580,500

Comparable Properties



35 Grange Rd SANDRINGHAM 3191 (REI)



Price: \$1,800,000 Method: Auction Sale Date: 15/05/2021 Property Type: House (Res)

Agent Comments

Agent Comments



13 Storey Av HAMPTON 3188 (REI)





71 Fewster Rd HAMPTON 3188 (REI)



Agent Comments



Price: \$1,760,000 Method: Sold Before Auction Date: 28/04/2021 Property Type: House (Res) Land Size: 437 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.