

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

2 Bronte Court, Hampton Vic 3188

Indicative selling price

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

Range between \$2,800,000

&

\$3,000,000

Median sale price

Median price \$3,120,000

Property Type House

Suburb Hampton

Period - From 01/07/2021

to

30/09/2021

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	108 Linacre Rd HAMPTON 3188	\$3,000,000	16/07/2021
2	19 Imbros St HAMPTON 3188	\$3,000,000	27/05/2021
3	1 Avondale St HAMPTON 3188	\$2,950,000	01/11/2021

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:

03/11/2021 16:44

Jenny Dwyer

03 9521 9800

0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$2,800,000 - \$3,000,000

Median House Price

September quarter 2021: \$3,120,000



4 2 3

Property Type: House (Res)

Agent Comments

Comparable Properties



108 Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$3,000,000

Method: Private Sale

Date: 16/07/2021

Property Type: House

Land Size: 697 sqm approx



19 Imbros St HAMPTON 3188 (VG)

Agent Comments

4 - -

Price: \$3,000,000

Method: Sale

Date: 27/05/2021

Property Type: House (Res)

Land Size: 690 sqm approx



1 Avondale St HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$2,950,000

Method: Private Sale

Date: 01/11/2021

Property Type: House (Res)