

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

12 Teddington Road, Hampton Vic 3188

Indicative selling price

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

Range between \$3,250,000

&

\$3,450,000

Median sale price

Median price \$2,580,500

Property Type House

Suburb Hampton

Period - From 01/01/2021

to

31/03/2021

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	163 Were St BRIGHTON 3186	\$3,380,000	19/06/2021
2	9 Plantation Av BRIGHTON EAST 3187	\$3,260,000	26/04/2021
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:

23/06/2021 15:42

12 Teddington Road, Hampton Vic 3188

Jenny Dwyer

03 9521 9800

0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$3,250,000 - \$3,450,000

Median House Price

March quarter 2021: \$2,580,500



5+ 3 2

Property Type: House

Land Size: 766 approx sqm
approx

Agent Comments

Comparable Properties



163 Were St BRIGHTON 3186 (REI)

Agent Comments

4 2 4

Price: \$3,380,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 696 sqm approx



9 Plantation Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 4 2

Price: \$3,260,000

Method: Private Sale

Date: 26/04/2021

Property Type: House

Land Size: 500 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