

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

6 Coombe Avenue, Hampton Vic 3188

Indicative selling price

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

Range between \$2,710,000

&

\$2,750,000

Median sale price

Median price \$2,187,500

Property Type House

Suburb Hampton

Period - From 01/10/2020

to 31/12/2020

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	79 Bay Rd SANDRINGHAM 3191	\$2,700,000	12/12/2020
2	84 Abbott St SANDRINGHAM 3191	\$2,640,000	06/02/2021
3	134 Ludstone St HAMPTON 3188	\$2,600,000	10/12/2020

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:

3/3/2021 12:08

6 Coombe Avenue, Hampton Vic 3188

Jenny Dwyer

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Indicative Selling Price

\$2,710,000 - \$2,750,000

Median House Price

December quarter 2020: \$2,187,500



5 4 2

Property Type: House

Agent Comments

Comparable Properties



79 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$2,700,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 627 sqm approx



84 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

4 3 1

Price: \$2,640,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)



134 Ludstone St HAMPTON 3188 (REI)

Agent Comments

5 3 2

Price: \$2,600,000

Method: Private Sale

Date: 10/12/2020

Property Type: House

Land Size: 795 sqm approx

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