

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

1a Bronte Court, Hampton Vic 3188

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$2,550,000

Property Type

House

Suburb

Hampton

Period - From

09/08/2021

to

08/08/2022

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	25 Lonsdale Av HAMPTON EAST 3188	\$1,550,000	14/07/2022
2	40A Earlsfield Rd HAMPTON 3188	\$1,510,000	05/03/2022
3	2 Hood St HAMPTON 3188	\$1,500,000	26/02/2022

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:

09/08/2022 16:22



3 2 3

Property Type: House
Land Size: 315 sqm approx
Agent Comments

Indicative Selling Price

\$1,550,000

Median House Price

09/08/2021 - 08/08/2022: \$2,550,000

Comparable Properties



25 Lonsdale Av HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,550,000
Method: Private Sale
Date: 14/07/2022
Property Type: House



40A Earlsfield Rd HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,510,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Townhouse (Res)
Land Size: 342 sqm approx



2 Hood St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 243 sqm approx