

# 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

40 Sargood Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,650,000

&

\$2,800,000

### Median sale price

Median price \$1,880,500

Property Type House

Suburb Hampton

Period - From 01/04/2019

to 31/03/2020

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 | 5 Retreat Rd HAMPTON 3188      | \$2,800,000 | 12/03/2020   |
| 2 | 51 Comer St BRIGHTON EAST 3187 | \$2,800,000 | 03/12/2019   |
| 3 | 4 The Avenue HAMPTON 3188      | \$2,704,000 | 11/12/2019   |

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:

03/06/2020 16:38

40 Sargood Street, Hampton Vic 3188

Jenny Dwyer

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**Indicative Selling Price**

\$2,650,000 - \$2,800,000

**Median House Price**

Year ending March 2020: \$1,880,500



4 3.5 3

**Property Type:** House

**Land Size:** 695 sqm approx

Agent Comments

## Comparable Properties



**5 Retreat Rd HAMPTON 3188 (REI/VG)**

Agent Comments

5 4 2

**Price:** \$2,800,000

**Method:** Sold Before Auction

**Date:** 12/03/2020

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**51 Comer St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

3 1 4

**Price:** \$2,800,000

**Method:** Sold Before Auction

**Date:** 03/12/2019

**Property Type:** House

**Land Size:** 926 sqm approx



**4 The Avenue HAMPTON 3188 (VG)**

Agent Comments

4 - -

**Price:** \$2,704,000

**Method:** Sale

**Date:** 11/12/2019

**Property Type:** House (Res)

**Land Size:** 683 sqm approx

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