

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

20 Avelin Street, Hampton Vic 3188

Indicative selling price

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

Single price \$3,750,000

Median sale price

Median price \$2,490,000

Property Type House

Suburb Hampton

Period - From 13/06/2023

to 12/06/2024

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	10 Gordon St HAMPTON 3188	\$3,675,000	22/03/2024
2	10 Avelin St HAMPTON 3188	\$3,575,000	24/02/2024
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:

13/06/2024 15:48



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Property Type: House
Land Size: 635 sqm approx
Agent Comments

Indicative Selling Price
\$3,750,000

Median House Price
13/06/2023 - 12/06/2024: \$2,490,000

Comparable Properties

10 Gordon St HAMPTON 3188 (REI)

Agent Comments

5 4 2

Price: \$3,675,000
Method:
Date: 22/03/2024
Property Type: House

10 Avelin St HAMPTON 3188 (REI)

Agent Comments

5 2 2

Price: \$3,575,000
Method:
Date: 24/02/2024
Property Type: House

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.

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