Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	20 Avelin Street, Hampton Vic 3188
Including suburb and	
postcode	

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	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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.

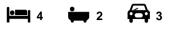
This Statement of Information was prepared on:	13/06/2024 15:48



Date of sale







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)

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Agent Comments

Price: \$3,675,000

Method:

Date: 22/03/2024 Property Type: House

10 Avelin St HAMPTON 3188 (REI)

— 5



Agent Comments

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



