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

Gordon Street, Hampton Vic 3188
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Indicative selling price

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

Range between \$3,200,000 & \$3,400,000	Range between	\$3,200,000	&	\$3,400,000
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Median sale price

Median price	\$2,464,000	Pro	perty Type	House		Suburb	Hampton
Period - From	01/07/2023	to	30/09/2023		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

1	26 Gordon St HAMPTON 3188	\$3,650,000	07/06/2023
2	42 Lucas St BRIGHTON EAST 3187	\$3,350,000	20/05/2023
3	6 St Kilian St HAMPTON 3188	\$3,110,000	18/07/2023

OR

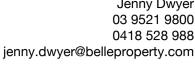
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/11/2023 12:48



Date of sale





Indicative Selling Price \$3,200,000 - \$3,400,000 **Median House Price** September quarter 2023: \$2,464,000

Jenny Dwyer





Property Type: House Land Size: 692 approx. sqm

Agent Comments

Comparable Properties



26 Gordon St HAMPTON 3188 (REI/VG)





Price: \$3,650,000 Method: Private Sale Date: 07/06/2023 Property Type: House Land Size: 693 sqm approx **Agent Comments**



42 Lucas St BRIGHTON EAST 3187 (VG)





Price: \$3,350,000 Method: Sale Date: 20/05/2023

Property Type: Development Site (Res)

Land Size: 923 sqm approx

Agent Comments



6 St Kilian St HAMPTON 3188 (VG)





Price: \$3,110,000 Method: Sale Date: 18/07/2023

Property Type: House (Res) Land Size: 665 sqm approx Agent Comments

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



