

# 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

32 Gordon 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 \$3,200,000 & \$3,400,000

### Median sale price

Median price \$2,464,000 Property 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	Price	Date of sale
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

Jenny Dwyer  
03 9521 9800  
0418 528 988

jenny.dwyer@belleproperty.com

**Indicative Selling Price**

\$3,200,000 - \$3,400,000

**Median House Price**

September quarter 2023: \$2,464,000



3 1 2

**Property Type:** House

**Land Size:** 692 approx. sqm  
approx

Agent Comments

## Comparable Properties



26 Gordon St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

**Price:** \$3,650,000

**Method:** Private Sale

**Date:** 07/06/2023

**Property Type:** House

**Land Size:** 693 sqm approx



42 Lucas St BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

**Price:** \$3,350,000

**Method:** Sale

**Date:** 20/05/2023

**Property Type:** Development Site (Res)

**Land Size:** 923 sqm approx



6 St Kilian St HAMPTON 3188 (VG)

Agent Comments

4 - -

**Price:** \$3,110,000

**Method:** Sale

**Date:** 18/07/2023

**Property Type:** House (Res)

**Land Size:** 665 sqm approx

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