

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

6 Field Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,850,000 & \$1,900,000

Median sale price

Median price \$2,541,500 Property Type House Suburb Hampton

Period - From 01/01/2024 to 31/03/2024 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	15 Earlsfield Rd HAMPTON 3188	\$2,050,000	21/05/2024
2	24 Prince St HAMPTON 3188	\$2,045,000	23/03/2024
3	15 Highett Rd HAMPTON 3188	\$1,910,000	22/04/2024

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:

23/05/2024 10:47

Indicative Selling Price

\$1,850,000 - \$1,900,000

Median House Price

March quarter 2024: \$2,541,500



Property Type:

Divorce/Estate/Family Transfers

Land Size: 712 sqm approx

Agent Comments

Comparable Properties



15 Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$2,050,000

Method: Sold Before Auction

Date: 21/05/2024

Property Type: House

Land Size: 663 sqm approx



24 Prince St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,045,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 650 sqm approx



15 Highett Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$1,910,000

Method: Private Sale

Date: 22/04/2024

Property Type: House