

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 Gordon Street, Hampton Vic 3188

Indicative selling price

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

Range between \$3,250,000

&

\$3,550,000

Median sale price

Median price \$2,495,000

Property Type House

Suburb Hampton

Period - From 01/01/2024

to 31/12/2024

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	2/16 Yuille St BRIGHTON 3186	\$3,800,000	17/01/2025
2	12 Vista Rd HAMPTON 3188	\$3,800,000	29/09/2024
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:

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 4  2  4

Property Type: House (Res)

Land Size: 623 sqm approx

Agent Comments

Indicative Selling Price

\$3,250,000 - \$3,550,000

Median House Price

Year ending December 2024: \$2,495,000

Comparable Properties



2/16 Yuille St BRIGHTON 3186 (REI)

Agent Comments

 5  3  2

Price: \$3,800,000

Method: Private Sale

Date: 17/01/2025

Property Type: House



12 Vista Rd HAMPTON 3188 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,800,000

Method: Private Sale

Date: 29/09/2024

Property Type: House (Res)

Land Size: 650 sqm approx

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 - Fredman



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