Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Gordon Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$3,250,000		&		\$3,550,000			
Median sale price								
Median price	\$2,495,000	Pro	Property Type		House		Suburb	Hampton
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress 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:

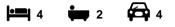
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FREDMAN

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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) 5 3 2 Price: \$3,800,000 Method: Private Sale Date: 17/01/2025 Property Type: House	Agent Comments
12 Vista Rd HAMPTON 3188 (REI/VG) 5 3 2 Price: \$3,800,000 Method: Private Sale Date: 29/09/2024 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments

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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