

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 Backhaus Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,900,000 & \$3,000,000

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	6 St Kilian St HAMPTON 3188	\$3,110,000	18/07/2023
2	26 Imbros St HAMPTON 3188	\$2,980,000	09/09/2023
3	2 Backhaus St HAMPTON 3188	\$2,961,000	15/12/2023

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: 16/12/2023 14:14



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,000,000

Median House Price

September quarter 2023: \$2,464,000

Comparable Properties



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



26 Imbros St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 3

Price: \$2,980,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 603 sqm approx



2 Backhaus St HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$2,961,000

Method: Sold Before Auction

Date: 15/12/2023

Property Type: House

Land Size: 666 sqm approx