

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 Talbot Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,187,500

Property Type House

Suburb Hampton

Period - From 01/10/2020

to 31/12/2020

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	9 Baird St BRIGHTON EAST 3187	\$2,750,000	30/11/2020
2	20 Kyarra St HAMPTON 3188	\$2,702,000	28/10/2020
3	134 Ludstone St HAMPTON 3188	\$2,600,000	10/12/2020

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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Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

December quarter 2020: \$2,187,500



Property Type: House (Previously Occupied - Detached)

Land Size: 864 sqm approx

Agent Comments

Comparable Properties



9 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,750,000

Method: Private Sale

Date: 30/11/2020

Property Type: House



20 Kyarra St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,702,000

Method: Private Sale

Date: 28/10/2020

Property Type: House (Res)

Land Size: 665 sqm approx



134 Ludstone St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,600,000

Method: Private Sale

Date: 10/12/2020

Property Type: House

Land Size: 795 sqm approx