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 King Street, Hampton East Vic 3188

Indicative selling price

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

Single price	$2,000,000

Median sale price

Median price	$1,425,000	Property Type	House	Suburb	Hampton East
Period - From	25/09/2023	to	24/09/2024	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	10 Daff Av HAMPTON EAST 3188	$1,910,000	17/09/2024
2	3 Kendall St HAMPTON 3188	$2,050,000	02/07/2024
3	117 Spring Rd HAMPTON EAST 3188	$2,050,000	20/03/2024

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: 25/09/2024 08:57

6 King Street, Hampton East Vic 3188

Nick Sinclair
9598 1111
0422 217 788
nsinclair@hodges.com.au



4 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$2,000,000
Median House Price
25/09/2023 - 24/09/2024: $1,425,000

Comparable Properties



10 Daff Av HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,910,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 597 sqm approx

Agent Comments



3 Kendall St HAMPTON 3188 (REI)

4 2 2

Price: $2,050,000
Method: Private Sale
Date: 02/07/2024
Property Type: House
Land Size: 610 sqm approx

Agent Comments



117 Spring Rd HAMPTON EAST 3188 (REI/VG)

4 2 2

Price: $2,050,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 810 sqm approx

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.