

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

72 Earlsfield Road, Hampton Vic 3188

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,880,500

Property Type House

Suburb Hampton

Period - From 01/04/2019

to

31/03/2020

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	25 Willis St HAMPTON 3188	\$2,262,000	29/02/2020
2	12 Moira Av HIGHETT 3190	\$2,200,000	29/02/2020
3	23 Melosa Av BRIGHTON EAST 3187	\$2,150,000	26/02/2020

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:

05/06/2020 12:06



Property Type: House (Res)

Land Size: 841 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending March 2020: \$1,880,500

Comparable Properties



25 Willis St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,262,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)



12 Moira Av HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$2,200,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 647 sqm approx



23 Melosa Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,150,000

Method: Sold Before Auction

Date: 26/02/2020

Rooms: 7

Property Type: House

Land Size: 654 sqm approx