

# 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

2 Earlsfield Road, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,910,500

Property Type House

Suburb Hampton

Period - From 01/07/2019

to 30/06/2020

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 | 12 Raynes Park Rd HAMPTON 3188 | \$1,980,000 | 13/06/2020   |
| 2 | 58 Earlsfield Rd HAMPTON 3188  | \$1,820,000 | 20/05/2020   |
| 3 | 31 Kingston St HAMPTON 3188    | \$1,642,500 | 18/07/2020   |

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:

29/09/2020 12:07

2 Earlsfield Road, Hampton Vic 3188

**Jellis  
Craig**

Simone Tindall

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**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

Year ending June 2020: \$1,910,500



 3  2  4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 686 sqm approx

Agent Comments

## Comparable Properties



**12 Raynes Park Rd HAMPTON 3188 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,980,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Property Type:** House (Res)

**Land Size:** 794 sqm approx



**58 Earlsfield Rd HAMPTON 3188 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,820,000

**Method:** Private Sale

**Date:** 20/05/2020

**Property Type:** House (Res)

**Land Size:** 830 sqm approx



**31 Kingston St HAMPTON 3188 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,642,500

**Method:** Auction Sale

**Date:** 18/07/2020

**Property Type:** House (Res)

**Land Size:** 670 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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.