

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

2/46 Earlsfield Road, Hampton, VIC 3188

Indicative selling price

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

Single price

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 or range between

\$1,290,000

 &

\$1,400,000

Median sale price

Median price

\$2,495,500

 Property type

House

 Suburb

HAMPTON

Period - From

29/08/2023

 to

28/08/2024

 Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1a Warland Road Hampton East Vic 3188	\$1,368,500	2024-08-04
2	1/12b Austin Road Hampton Vic 3188	\$1,370,000	2024-06-08
3	2/20 North Avenue Bentleigh Vic 3204	\$1,360,000	2024-05-14

This Statement of Information was prepared on:

29/08/2024

