

# 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

12 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 \$2,200,000 & \$2,400,000

### Median sale price

Median price \$2,440,000 Property Type House Suburb Hampton

Period - From 01/04/2023 to 31/03/2024 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	15 Linacre Rd HAMPTON 3188	\$2,400,000	16/01/2024
2	98 Linacre Rd HAMPTON 3188	\$2,300,000	23/10/2023
3	66 Orlando St HAMPTON 3188	\$2,200,000	28/10/2023

**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:

16/04/2024 11:29



4 2 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

Year ending March 2024: \$2,440,000

## Comparable Properties



15 Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 16/01/2024

**Property Type:** House

**Land Size:** 631 sqm approx



98 Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** House

**Land Size:** 760 sqm approx



66 Orlando St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

**Price:** \$2,200,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 830 sqm approx

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